

TUHIN K SHAH

B.Com. (Hons) LL.B.

ADVOCATE (GUJ) HIGH COURT. OPP: CHHANI JAKAT NAKA,
PHONE (R): 277 11 90. B/H INDU CHACHA HOUSE,
MOBILE: 98250 36882. T.P.13, Vadodara - 2.

'MAA' 50, MARUTI DHAM,
OPP. AMAR DHAM SOCIETY,
OPP: CHHANI JAKAT NAKA,
B/H INDU CHACHA HOUSE,
T.P.13, Vadodara - 2.

ENCUMBRANCE CERTIFICATE

This is to certify that I the undersigned has investigated the title of the owner SHRI DHARMESHBHAI SHANTILAL PATEL (hereinafter referred as Owner) the Developer SHRI DHARMESHBHAI SHANTILAL PATEL (hereinafter referred as Developer) in respect of the under mentioned property by pursuing the Title Deeds relating thereto and taking necessary searches and in my opinion the title of the Owner and Developer in respect of THE PROPERTY IS CLEAR, MARKETABLE AND FREE FROM ENCUMBRANCES CHARGES AND / OR CLAIMS,

Further I herewith undersign inform that I have an experience of more than 25 years & Enrolment No: GJ/BRD/754/1990, With Experience in Civil as well as Revenue side matters, In view of that I have issued this certificate regarding the preparation of Title Report, Which is as under.

SCHEDULE OF PROPERTY

DISTRICT-VADODARA, SUB-DISTRICT-VADODARA, MOJE UNDERA, KHATA NO.58, R.S.NO.369 ADM.10218 SQ.MT, KHATA NO.484, R.S.NO.399/2 ADM.708 SQ.MT, KHATA NO.489, R.S.NO.400/2/A ADM.1922 SQ.MT, OF UNDERA PAIKEE DEVELOP PUSHPAK GREEN PAIKEE SUB PLOT NO.36 PLOT AREA 123.20 SQ.MT + 57 SQ.MT COMMON PLOT & UNDEVIDED LAND = 180.20 SQ.MT, SUB PLOT NO.45 PLOT AREA 1379.98 SQ.MT + 638.52 SQ.MT COMMON PLOT & UNDEVIDED LAND = 2018.50 SQ.MT, SUB PLOT NO.46 PLOT AREA 118.25 SQ.MT + 54.71 SQ.MT COMMON PLOT & UNDEVIDED LAND = 172.96 SQ.MT, SUB PLOT NO.49 TO 53 PLOT AREA 947.53 SQ.MT + 438.42 SQ.MT COMMON PLOT & UNDEVIDED LAND = 1385.95 SQ.MT, SUB PLOT NO.90 PLOT AREA 2432.92 SQ.MT + 937.42 SQ.MT COMMON PLOT & UNDEVIDED LAND = 3370.34 SQ.MT, PAIKEE DEVELOP PUSHPAK HEIGHTS SITUATED AT UNDERA-VADODARA Bounded are as under;

EAST; Nalia Road & 368 Servey No.
WEST; 395, 396, 398 Servey No.

NORTH; 9 meter Vada Road
SOUTH; Servey No. 403, 368

together with all the appurtenance thereto

Place : Vadodara.
Date : 12/06/18


(TUHIN K SHAH)
Advocate.

TUHN K SHAH

B.Com. (Hons) LL.B.

ADVOCATE (GUJ) HIGH COURT. OPP: CHHANI JAKAT NAKA,

PHONE (R): 297 42 62 INDU CHACHA ROAD,

MOBILE: 98250 36882. T.P.13, Vadodara - 2

E MAIL: tuhinkumarshah161@gmail.com

FILE NO.

DATE: 12/06/2018

TO
THE BRANCH MANAGER,
BARODA GUJARAT GRAMIN BANK,
SUBHANPURA BRANCH
VADODARA

Dear Sir,

SUB: TITLE OPINION REPORT CERTIFYING NON
ENCUMBERANCE OF THE PROPERTY KHATA NO.58,
R.S.NO.369 ADM.10218 SQ.MT, KHATA NO.484
R.S.NO.399/2 ADM.708 SQ.MT, KHATA NO.489
R.S.NO.400/2/A ADM.1922 SQ.MT, OF UNDERA
SITUATED AT UNDERA-VADODARA BELONGING TO
SHRI ANKIT DHARMESHBHAI PATEL, SAPAN
DHARMESHBHAI PATEL, DHARMESHBHAI SHANTILAL
PATEL, AJNABEN DHARMESHBHAI PATEL, BHAVNABEN
AJAYBHAI PATEL, AJAYBHAI SHANTILAL PATEL,
JAGDISHBHAI NATVARBHAI PATEL, NALINKUMAR
PUJABHAI PATEL, BHAILALBHAI ISHWARBHAI
PATEL, ARVINDBHAI ISHWARBHAI PATEL &
KANTIBHAI ISHWARBHAI PATEL

I have been handed over the file of the captioned property of
following account of SHRI ANKIT DHARMESHBHAI PATEL, SAPAN
DHARMESHBHAI PATEL, DHARMESHBHAI SHANTILAL PATEL, AJNABEN
DHARMESHBHAI PATEL, BHAVNABEN AJAYBHAI PATEL, AJAYBHAI
SHANTILAL PATEL, JAGDISHBHAI NATVARBHAI PATEL, NALINKUMAR
PUJABHAI PATEL, BHAILALBHAI ISHWARBHAI PATEL, ARVINDBHAI
ISHWARBHAI PATEL & KANTIBHAI ISHWARBHAI PATEL who has offered
his property to secure the credit facilities to be given by
the Bank and for the purpose aforesaid the following documents
referred in my Title Report are handed over to me, which are
scrutinized and verified by me and accordingly my Report on
Title is as Under:

[1] NAME OF ACCOUNT & PROPOSED FACILITY:

SHRI ANKIT DHARMESHBHAI PATEL, SAPAN DHARMESHBHAI PATEL,
DHARMESHBHAI SHANTILAL PATEL, AJNABEN DHARMESHBHAI PATEL,
BHAVNABEN AJAYBHAI PATEL, AJAYBHAI SHANTILAL PATEL,
JAGDISHBHAI NATVARBHAI PATEL, NALINKUMAR PUJABHAI PATEL,
BHAILALBHAI ISHWARBHAI PATEL, ARVINDBHAI ISHWARBHAI PATEL &
KANTIBHAI ISHWARBHAI PATEL RESIDING AT: GORWA, VADODARA



11/06/2018

TUHN K SHAH

B.Com. (Hons) LL.B.

ADVOCATE (GUJ) HIGH COURT.

PHONE (R): 277 11 90.

MOBILE: 98250 36882.

'MAA' 50, MARUTI DHAM,

OPP. AMAR DHAM SOCIETY,

OPP: CHHANI JAKAT NAKA,

B/H INDU CHACHA HOUSE,

T.P.13, Vadodara - 2.

[2] DESCRIPTION & AREA OF THE PROPERTY PROPOSED TO BE MORTGAGED WITH BOUNDRIES:

DISTRICT-VADODARA, SUB-DISTRICT-VADODARA, MOJE UNDERA, KHATA NO.58, R.S.NO.369 ADM.10218 SQ.MT, KHATA NO.484, R.S.NO.399/2 ADM.708 SQ.MT, KHATA NO.489, R.S.NO.400/2/A ADM.1922 SQ.MT, OF UNDERA PAIKEE DEVELOP PUSHPAK GREEN PAIKEE

SUB PLOT NO.36 PLOT AREA 123.20 SQ.MT + 57 SQ.MT COMMON PLOT & UNDEVIDED LAND = 180.20 SQ.MT,

SUB PLOT NO.45 PLOT AREA 1379.98 SQ.MT + 638.52 SQ.MT COMMON PLOT & UNDEVIDED LAND = 2018.50 SQ.MT,

SUB PLOT NO.46 PLOT AREA 118.25 SQ.MT + 54.71 SQ.MT COMMON PLOT & UNDEVIDED LAND = 172.96 SQ.MT,

SUB PLOT NO.49 TO 53 PLOT AREA 947.53 SQ.MT + 438.42 SQ.MT COMMON PLOT & UNDEVIDED LAND = 1385.95 SQ.MT,

SUB PLOT NO.90 PLOT AREA 2432.92 SQ.MT + 937.42 SQ.MT COMMON PLOT & UNDEVIDED LAND = 3370.34 SQ.MT, PAIKEE DEVELOP PUSHPAK HEIGHTS SITUATED AT UNDERA-VADODARA Bounded are as under;

EAST; Nalia Road 2368 Servey NO.

WEST; 395, 396, 398 Servey NO

NORTH; 9 meter Vuda Road
SOUTH; Servey NO 403, 368

[3] NAME OF THE MORTGAGOR & HIS STATUS IN THE ACCOUNT

SHRI ANKIT DHARMESHBHAI PATEL, SAPAN DHARMESHBHAI PATEL, DHARMESHBHAI SHANTILAL PATEL, AJNABEN DHARMESHBHAI PATEL, BHAVNABEN AJAYBHAI PATEL, AJAYBHAI SHANTILAL PATEL, JAGDISHBHAI NATVARBHAI PATEL, NALINKUMAR PUJABHAI PATEL, BHAILALBHAI ISHWARBHAI PATEL, ARVINDBHAI ISHWARBHAI PATEL & KANTIBHAI ISHWARBHAI PATEL RESIDING AT: GORWA, VADODARA

[4] WHETHER THE MORTGAGOR HAS SUFFICIENT TITLE & CAPACITY TO CONTRACT FOR CREATION OF MORTGAGE:

YES

[5] NATURE OF MORTGAGOR'S RIGHT OR TITLE IN THE PROPERTY



11/5/20

RUHIN K SHAH

B.Com. (Hons) LL.B.

ADVOCATE (GUJ) HIGH COURT. OPP: CHHANI JAKAT NAKA,
PHONE (R): 277 11 90. B/H INDU CHACHA HOUSE,
MOBILE: 98250 36882. T.P.13, Vadodara - 2.

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LAND PROPERTY SELFACQUIRED VIDE SALE DEED NO.3248 ON 18/04/07,
VIDE SALE DEED NO.768 ON 29/01/07 & VIDE SALE DEED NO.10891
DATED 26/12/07 & MUTATED IN REVENUE RECORD VIDE ENTRY NO.2385,
2343 & 2388 RESPECTIVELY

**[6] WHETHER THE MORTGAGOR IS IN EXCLUSIVE POSSESSION OF THE
PROPERTY PROPOSED TO BE MORTGAGED**

THE MORTGAGOR SHRI ANKIT DHARMESHBHAI PATEL, SAPAN
DHARMESHBHAI PATEL, DHARMESHBHAI SHANTILAL PATEL, AJNABEN
DHARMESHBHAI PATEL, BHAVNABEN AJAYBHAI PATEL, AJAYBHAI
SHANTILAL PATEL, JAGDISHBHAI NATVARBHAI PATEL, NALINKUMAR
PUJABHAI PATEL, BHAILALBHAI ISHWARBHAI PATEL, ARVINDBHAI
ISHWARBHAI PATEL & KANTIBHAI ISHWARBHAI PATEL HAVING A VALID
CLEAR, MARKETABLE & FREE FROM ENCUMBRANCE TITLE & EXCLUSIVE
POSSESSIN OF THE SAID PLOT NO.36, 45, 46, 49 TO 53, & 90 AT
UNDERA-VADODARA

[7] DOCUMENTS STUDIED/SERUTINIZED

1. COPY OF SALE DEED VIDE NO.3248 ON 18/04/07
2. COPY OF SALE DEED VIDE NO.768 ON 29/01/07
3. COPY OF SALE DEED VIDE NO.10891 ON 26/12/07
4. COPY OF NA DATED 05/06/2010 & 30/06/10
5. COPY OF VUDA ZONE CERTIFICATE DATED 16/02/2010
6. COPY OF NA DATED 05/06/10 & 30/06/10
7. COPY OF ABSTRCT OF 7/12, 6 & 8A OF UNDERA
8. NOC OF GAIL DATED 23/02/12
9. PAPER PUBLICATION NOTICE IN DIVYA BHASKAR DT.06/06/18

**[08] TRACING OF TITLE & CHAIN OF TITLE IN FAVOR OF THE
PROPOSED MORTGAGOR SHRI KAMLESH MADHUKAR KOSTI**

On perusal of the Documents Produced before me it is transpired
that/ found that the captioned lands bearing MOJE UNDERA, KHATA
NO.58, R.S.NO.369 ADM.10218 SQ.MT, KHATA NO.484, R.S.NO.399/2
ADM.708 SQ.MT, KHATA NO.489, R.S.NO.400/2/A ADM.1922 SQ.MT, OF
UNDERA PAIKEE DEVELOP PUSHPAK GREEN PAIKEE OWNERS PLOT NO.



11/07/18

RUHIN K SHAH

B.Com. (Hons) LL.B.

'MAA' 50, MARUTI DHAM,
OPP. AMAR DHAM SOCIETY,
ADVOCATE (GUJ) HIGH COURT. OPP: CHHANI JAKAT NAKA,
PHONE (R): 277 11 90. B/H INDU CHACHA HOUSE,
MOBILE: 98250 36882. T.P.13, Vadodara - 2.

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SUB PLOT NO.36 PLOT AREA 123.20 SQ.MT + 57 SQ.MT COMMON PLOT & UNDEVIDED LAND = 180.20 SQ.MT,

SUB PLOT NO.45 PLOT AREA 1379.98 SQ.MT + 638.52 SQ.MT COMMON PLOT & UNDEVIDED LAND = 2018.50 SQ.MT,

SUB PLOT NO.46 PLOT AREA 118.25 SQ.MT + 54.71 SQ.MT COMMON PLOT & UNDEVIDED LAND = 172.96 SQ.MT,

SUB PLOT NO.49 TO 53 PLOT AREA 947.53 SQ.MT + 438.42 SQ.MT COMMON PLOT & UNDEVIDED LAND = 1385.95 SQ.MT,

SUB PLOT NO.90 PLOT AREA 2432.92 SQ.MT + 937.42 SQ.MT COMMON PLOT & UNDEVIDED LAND = 3370.34 SQ.MT, SITUATED AT UNDERA-VADODARA PAIKEE DEVELOPED SCHEME "PUSHPAK HEIGHTS" MOJE: UNDERA BELONGS TO SHRI DHARMESHBHAI SHANTILAL PATEL & OTHERS

On perusal of the Documents Produced before me it is transpired that/ found that the captioned lands bearing KHATA NO.489 & R.S.NO.400/2/A AT UNDERA-VADODARA ADMEASURING 1922 SQ.MT

THAT THE LAND BERAING REVNUUE SUREVEY NO.400/2/A ADMEASURING 01 ACRE & GUTHAS OF MOJE VILLAGE UNDR A , TALUKA & DISTRICT VADODARA WAS OWNED AND POSSESSED BY GOKALBHAI BHAGWANBHAI WHO ACQUIRED THE SAID LAND ON BASIS OF FAMILY PARTITION CAUSED BY HIM AND AMONGST HIS BROTHERS EFFECT NO. THE MUTATAION ENTRY NO.1/51 DT.10/02/1954 RECORDEDE IN THE LAND REVNUUE RECORDS

THAT IT IS TRASPIRE THAT THE MUTATAION ENTRY NO.657 DT.30/9/1957 BEING RECORDEDE IN THE LAND BEARING RECORDED IN THE LAND REVNUUE RECORDEDE REFLECTS AND REVELS THAT SAID GOKALBHAI BHAGWANBHAI DIED ON 23/07/1957 & HENCE ON BASISI OF SUCESSION THE NAMES OF HIS LEGAL HEIRS ARE MUTATAED IN RESPECT OF THE LAND IN QUESTION THE NAMES ARE 1) JETHABHAI GOKALBHAI 2) RAMANBHAI GOKALBHAI 3) JASHBHAI GOKALBHAI

THAT LAND FRAGMENTION -THE MUTATAION VIDE ENTRY NO.480 BEING RECORDED IN LAND REVNUUE RECORDED REFLECTS THE THAT SAID LAND R.S.NO.400/2/A IS RECORDED AS TUKDO AND ACCORDINGLY, THE ENTRY IS MADE/RECORDED IN THE COLUM OF OTHER RIGHTS

THAT IT IS TRASPIRE FROM REVENUE RECORD VIDE MUTATAION ENTRY NO.803 DT.15/9/1962 BEING RECORDED IN THE LAND REVNUUE RECORDS REFLECCTS AN DREVELS THAT THE COMPENTENT LAND REVNUUE AUTHORITIES HAS PREPARED FESAL PATRAK AND ACCORDINGLY, THE AAKAR IS ASSESED AS RS.2=50 PAISA IN RESPECT OF THE LAND BEARING R.S.NO.400/2/A

[Signature]

TUHIN K SHAH 'MAA' 50, MARUTI DHAM,
B.Com. (Hons) LL.B. OPP. AMAR DHAM SOCIETY,
ADVOCATE (GUJ) HIGH COURT. OPP: CHHANI JAKAT NAKA,
PHONE (R): 277 11 90. B/H INDU CHACHA HOUSE,
MOBILE: 98250 36882. T.P.13, Vadodara - 2.

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THAT IT IS TRASPIRE FROM REVENUE RECORD VIDE MUTATAION ENTRY NO.1958 DT.03/08/1999 BEING RECORDEDE IN THE LAND REVNUUE RECORDED REFLECTS THAT THE FAMILY PARTITION IS AFFECTED /CAUSED BY AND AMOUNGSST AFORESAID JOINT LAND OWNERS I.E 1) JETHABHAI GOKALBHAI 2) RAMANBHAI GOKALBHAI 3) JASHBHAI GOKALBHAI ACCORDINGLY ,THE LAND BEARING REVNUUE SURVEY NO. 400/2/A ADMEASURING 00 HECTOR -19 AARE -22 PRATI AARE=1922 SQ.METERS OF MOJE:UNDERA IS PARTIONED /CONVEYED /TRANSFERD TO AND IN FAVOUR OF RAMANBHAI GOKALBHAI PATEL

THAT IT IS TRASPIRE THAT LAND OWNER RAMNBHAI GOKALBHAI PATEL HAS SOLD AND TRANSFERRED THE LAND BEARING REVNUUE SURVEY NO. 400/2/A OF MOJE VILLAGE UNDERA TO AND IN FAVOUR OF MR. DHARMESHKUMAR SHANTILALA PATEL BY EXECUTING REGISTEREING THE SALE DEED FOR LAND BEARING REVNUUE SURVEY NO.400/2/A ADMESURING 00 HECTOR -19 AARE -22 ARE PRATI AARE =1922 SQ.MTRS ITS AAKAR/ASSESSMENT RS.2=50PAISA OF MOJE VILLAGE UNDERA SITUATED AT VILLAGE UNDERA TALUKA AND DIST.VADODRA FOR RS.1,80,000/- WHICH IS MUTATED IN INDEX NO.II VIDE SR.NO. 10891 DT.26/12/2007 REGISTERED IN THE OFFICE OF SUB REGISTER ,VADODARA EXECUTED BY MR.RAMANBHAI GOKALBHAI PATEL IN FAVOR OF MR.DHRMESHKUMAR SHANTILAL PATEL & SAME TO BE MUTATED VIDE ENTRY NO.2388 ON 29/12/2007 IS RECORDEDE IN THE LAND REVNUUE RECORD AND THE SAME IS CERTIFIED ON 20/02/2008

THAT IT IS TRASPIRE FROM REVENUE RECORD VIDE MUTATAION ENTRY NO.2433 DT.05/06/2008 BEING RECORDEDE IN THE LAND REVNUUE RECORDED REFLECTS THAT THE MAMLATDAR VADODRAA PASSED HIS ORDER NO.E-DHARA/VASHI/1198/2008 DT.31/05/2008, IN RESPECT OF VARIOUS LANDS OF MOJE VILLAGE UNDERA AND ACCORDINGLY THE MUTATAION ENTRY NO.1 DELETED AND ENTRY NO.1/52 TO BE RECORDED IN THE VILLAGE FORMS

THAT IT IS TRASPIRE THAT VUDA ISSUED ZONE CERTIFICATE (R.S.NO. 400/2 A) THE ASSIATANT /JUNIOUR TOWN PLANER, VADODRA URBAN DEVLOPMENT SCHEME VIDE NO.357 DT.16/02/2010 AND ACCORDINGLY THE R.S.NO.400/2/A OF MOJE VILLAGE UNDERA IS INCLUDE AND COVERED WITHIN THE RESIDENTIAL ZONE AND AIR POLLUTION AREA

THAT IT IS TRASPIRE THAT THE ASSISTANT JUNIOUR TOWN PLANNER ,VADODRAA URBAN DEVLOPMENT AUTHORITY HAS ISSUED THE ZONE CERTIFICIAE -REVISED DEVLOPMENT SCHEME, VIDE NO.93 DT. 16/02/2010 AND ACCORDINGLY THE R.S.NO.400/2/A OF MOJE VILLAGE UNDERA IS INCLUDED AND COVERED WITHIN THE NON AGRICULTARAL ZONE AND AIR POLLUTION AREA



Tuhi K. Shah

UJIN K SHAH 'MAA' 50, MARUTI DHAM,
B.Com. (Hons) LL.B. OPP. AMAR DHAM SOCIETY,
ADVOCATE (GUJ) HIGH COURT. OPP: CHHANI JAKAT NAKA,
PHONE (R): 277 11 90. B/H INDU CHACHA HOUSE,
MOBILE: 98250 36882. T.P.13, Vadodara - 2.

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THAT IT IS TRASPIRE THAT THE DISTRICT COLLECTER, VADODRA HAS
ISSUED THE NON AGRICULTURAL PERMISSION ,VIDE HIS ORDER NO.
N.A/S.R/598 /2009-2010 DT.05/06/2010 IN RESPECT OF THE BERAING
REVNUE SURVEY NO.400/2/A ADMEASURING 1922 SQ.MTR OF MOJE
VILLAAGE UNDERA SAID PERMISSION IS ISSUED U/S. 65 OF THE LAND
REVNUE CODE AND U/R.81 2) OF THE LAND REVNUE RULES

THAT THE LAND BERAING REVNUE SUREVEY NO.397 Admeasuring 01
Acre & 27 Gunthas 6779 Sq.Mtrs of Moje Village Undera ,Taluka
and village Vadodara owned and possessed by Gokalbhai
Bhagwanbhai who acquired the said land Vide Family Partition
arise by him and amoung his brothers effect to the Mutation
Entry No.1/51 dt.10/02/1954 is recorded in the land Revenue
Record

THAT IT IS TRASPIRE THAT MUTATAION VIDE ENTRY NO.657
DT.30/9/1957 BEING RECORDEDE REFLECTS AND REVELS THAT SAID
GOKALBHAI BHAGWANBHAI DIED ON 23/07/1957 & HENCE ON BASISI OF
SUCESSION THE NAMES OF HIS LEGAL HEIRS ARE MUTATAED IN RESPECT
OF THE LAND IN QUESTION THE NAMES ARE 1) JETHABHAI GOKALBHAI
2) RAMANBHAI GOKALBHAI 3) JASHBHAI GOKALBHAI

THAT IT IS TRASPIRE That (FRAGMENTATION) THE MUTATAION ENTRY
NO.480 BEING RECORDED IN LAND REVNUE RECORDED REFLECTS THE
THAT SAID LAND R.S.NO.397 IS RECORDED AS TUKDO AND ACCORDINGLY
THE ENTRY IS MADE /RECORDED IN THE COLUM OF OTHER RIGHTS

THAT IT IS TRASPIRE THAT The Mutation Entry No.804
dt.23/09/1962 being recorded reflects that hissa durasti is
recorded in respect of the land in question

THAT IT IS TRASPIRE THAT MUTATION ENTRY NO.1958 DT.03/08/1999
BEING RECORDEDE IN THE LAND REVNUE RECORDED REFLECTS THAT THE
FAMILY PARTITION IS AFFECTED /CAUSED BY AND AMOUNGST AFORESAID
JOIN LAND OWNERS I.E 1) JETHABHAI GOKALBHAI 2) RAMANBHAI
GOKALBHAI 3) JASHBHAI GOKALBHAI ACCORDINGLY THE LAND BEARING
REVNUE SURVEY NO.397 ADMEASURING 00 HECTOR -67 AARE -79 PRATI
AARE=6779 SQ.METERS OF MOJE :UNDERA IS PARTIONED /CONVEYED
/TRANSFERD TO AND IN FAVOUR OF JETHABHAI GOKALBHAI PATEL

THAT IT IS TRASPIRE THAT THE SAID LAND OWNER RAMNBHAI
GOKALBHAI PATEL HAS SOLD AND TRANSFERRED THE LAND BEARING
REVNUE SURVEY NO.397 OF MOJE VILLAGE UNDERA TO AND IN FAVOUR
OF MR.DHARMESHKUMAR SHANTILALA PATEL BY EXECUTING REGISTEREING
THE SALE DEED VIDE REGSTRATION HEREINBELOW



UJIN K SHAH

TUJIN K SHAH

B.Com. (Hons) LL.B.

'MAA' 50, MARUTI DHAM,
OPP. AMAR DHAM SOCIETY,
ADVOCATE (GUJ) HIGH COURT. OPP: CHHANI JAKAT NAKA,
PHONE (R): 277 11 90. B/H INDU CHACHA HOUSE,
MOBILE: 98250 36882. T.P.13, Vadodara - 2.

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THAT IT IS TRASPIRE THAT LAND FOR NON AGRICULTURAL (FOR RESINDATIAL PURPOSE) REVNUUE SURVEY NO.397 ADMESURING 00 HECTOR -67 AARE -79 ARE PRATI AARE =6779 SQ.MTRS ITS AAKAR/ASSEMENT RS.8=75 PAISA OF MOJE VILLAGE UNDERA SITUATED AT VILLAGE UNDERA TALUKA AND DIST.VADODRA (KHATA Account No.484)

THAT IT IS TRASPIRE THAT SALE DEED FOR RS.4,50,000/- REGISTRARION SERIAL NO.768 DT.29/1/2007 REGISTERED IN THE OFFICE OF SUB REGISTER ,VADODARA EXECUTED BY MR.JETHABHA GOKALBHAI PATEL IN FAVOR OF MR.DHRMESHKUMAR SHANTILALA PATEL & OTHERS & MUTATION IN REVENUE RECORD 29/01/2007 VIDE ENTRY NO. 2343 ON 29/03/2007 AND THE SAME IS CERTIFIED ON 17/05/2007

THAT IT IS TRASPIRE THAT VUDA ISSUED ZONE CERTIFICATE (R.S.NO.397) ON 16/02/2010 AND ACCORDINGLY THE R.S.NO.397 OF MOJE VILLAGE UNDERA IS INCLUDE AND COVERED WITHIN THE RESIDENTIAL ZONE AND AIR POLLUTION AREA

THAT IT IS TRASPIRE THAT THE ASSISTANT JUNIOUR TOWN PLANNER ,VADODRAA URBAN DEVLOPMENT AUTHORITY HAS ISSUED REVISED DEVLOPMENT SCHEME VIDE NO.93 DT. 16/02/2010 AND ACCORDINGLY THE R..S.NO.397 OF MOJE VILLAGE UNDERA IS INCLUDED AND COVERED WITHIN THE AGRICULTARAL ZONE AND AIR POLLUTION AREA

THAT IT IS TRASPIRE THAT DISTRICT COLLECTER, VADODRA HAS ISSUED THE NON AGRICULTARAL PERMISSION VIDE HIS ORDER NO. N.A/S.R/599 /2009-2010 DT.30/06/2010 IN RESPECT OF THE BERAING REVNUUE SURVEY NO.397 ADMEASURING 708 SQ.MTR=7487 Sq.Mtrs OF MOJE VILLAGE UNDERA SAID PERMISSION IS ISSUED U/S. 65 OF THE LAND REVNUUE CODE AND U/R.81 2) OF THE LAND REVNUUE RULES

THAT THE LAND BERAING REVNUUE SUREVEY NO.399/2 Originally the land bearing Revenue Survey No.399/2 admeasuring 00 acre and 12 guthas of Moje village Undera ,Taluka and village Vadodara owned and possessed by Khusalbhahi Iswarnbhahi who acquired the said land basis of family partition caused by him and amoung his brothers .effect to the mutation Entry No.1/42 dt.10/09/1954 is recorded in the land Revenue Record

THAT IT IS TRASPIRE THAT MUTATAION ENTRY NO.757 DT.27/10/1960 BEING RECORDEDE REFLECTS AND REVELS THAT SAID Khusalbhahi Iswarnbhahi died ON 08/08/1960 & HENCE ON BASISI OF SUCESSION THE NAMES OF HIS LEGAL HEIRS ARE MUTATAED IN RESPECT OF THE LAND IN QUESTION THE NAMES ARE 1) Lalubhahi Khushalbhahi Patel



[Handwritten signature]

TUHHIN K SHAH

B.Com. (Hons) LL.B.

ADVOCATE (GUJ) HIGH COURT. OPP: CHHANI JAKAT NAKA,
PHONE (R): 277 11 90. B/H INDU CHACHA HOUSE,
MOBILE: 98250 36882. T.P.13, Vadodara - 2.

=====

THAT IT IS TRASPIRE THAT the Mutation Entry No.804
Dt.23/09/1962 being recorded reflects that in respect of the
land in question according in the durasti is made and the land
bearing.R.S.No.399/2 is recorded name of Jethabhai Gokalbhai
Patel instead of the name of said Lalubhai Khushalbhai

THAT IT IS TRASPIRE THAT VIDE MUTATION ENTRY NO.1958
DT.03/08/1999 REFLECTS THAT THE FAMILY PARTITION IS AFFECTED
/CAUSED BY AND AMOUNG AFORESAID JOIN LAND OWNERS I.E
1)JETHABHAI GOKALBHAI 2)RAMANBHAI GOKALBHAI PATEL
ACCORDINGLY ,THE LAND BEARING REVNUUE SURVEY NO.399/2
ADMEASURING 00 HECTOR -07 AARE -08 PRATI AARE=708 SQ.METERS
OF MOJE :UNDERA IS PARTIONED /CONVEYED /TRANSFERD IN FAVOUR OF
JETHABHAI GOKALBHAI PATEL

THAT IT IS TRASPIRE THAT SAID LAND OWNER RAMNBHAI GOKALBHAI
PATEL HAS SOLD AND TRANSFERRED THE LAND BEARING REVNUUE SURVEY
NO.399/2 OF MOJE VILLAGE UNDERA IN FAVOUR OF MR.DHARMESHKUMAR
SHANTILALA PATEL BY EXECUTING REGISTERING THE SALE DEED VIDE
REGISTRATION FOR NA LAND FOR RESINDATIAL PURPOSE VIDE ENTRY NO.
399/2 ADMESURING 00 HECTOR -07 AARE -08 ARE PRATI AARE =708
SQ.MTRS ITS AAKAR/ASSESMENT RS.00=91 PAISA OF MOJE VILLAGE
UNDERA SITUATED AT VILLAGE UNDERA TALUKA AND DIST.VADODARA
FOR RS.4,50,000/- WHICH IS MUTATED IN INDEX NO.II VIDE SR.NO.
768 DT.29/1/2007 REGISTERED IN THE OFFICE OF SUB REGISTER
VADODARA SOLD BY MR.RAMANBHAI GOKALBHAI PATEL TO
MR.DHRMESHKUMAR SHANTILALA PATEL & OTHERS & MUTATED VIDE ENTRY
NO.2343 DT.29/03/2007 & CERTIFIED ON 17/05/2007

THAT IT IS TRASPIRE THAT THE ASSIATANT /JUNIOUR TOWN PLANER
VADODRAA URBAN DEVLOPMENT SCHEME VIDE NO.357 DT.16/02/2010 AND
ACCORDINGLY THE R.S.NO.399/2 OF MOJE VILLAGE UNDERA IS INCLUDE
AND COVERED WITHIN THE RESIDENTIAL ZONE AND AIR POLLUTION AREA
& ISSUED THE ZONE CERTIFICAT & REVISED DEVLOPMENT SCHEME VIDE
NO.93 DT.16/02/2010

THAT IT IS TRASPIRE THAT N.A PERMISSION BY THE DISTRICT
COLLECTER, VADODRA VIDE HIS ORDER NO.N.A/S.R/599 /2009-2010
DT.05/06/2010 IN RESPECT OF THE BERAING REVNUUE SURVEY NO.
399/2 ADMEASURING 708=7487 Sq.Mtrs SQ.MTR OF MOJE VILLAGE
UNDERA SAID PERMISSION IS ISSUED U/S.65 OF THE LAND REVNUUE
CODE AND U/R.81 2)OF THE LAND REVNUUE RULES

THAT THE LAND BERAING REVNUUE SUREVEY NO.369 KHATA NO.58 AT
UNDERA-VADODARA ADMEASURING 10218 SQ.MT Originally the land
bearing Revenue Survey No.369 Admeasuring 02 acre and 21



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TURIN K SHAH

B.Com. (Hons) LL.B.

ADVOCATE (GUJ) HIGH COURT. OPP: CHHANI JAKAT NAKA,
PHONE (R): 277 11 90. B/H INDU CHACHA HOUSE,
MOBILE: 98250 36882. T.P.13, Vadodara - 2.

'MAA' 50, MARUTI DHAM,
OPP. AMAR DHAM SOCIETY,
OPP: CHHANI JAKAT NAKA,
PHONE (R): 277 11 90. B/H INDU CHACHA HOUSE,
MOBILE: 98250 36882. T.P.13, Vadodara - 2.

=====

Gunthas of Moje Village Undera Taluka and village Vadodara owned and possessed by Dahyabhai Rayjibhai Patel who acquired the said land basis of family partition caused by him and among his brothers .effect to the Mutation Entry No.126 Dt.10/09/1954 is recorded in the land Revenue Record

THAT IT IS TRASPIRE THAT MUTATAION ENTRY NO.1062 DT.15/10/1972 REFLECTS AND REVELS THAT SAID Dahyabhai Raijibhai Expired on 30/04/1972 & on the basis of Succession Names of his Legal Heirs are Mutated in Revenue Record ARE Lakhiben Wd/o Dahyabhai Rayjibhai, Taraben D/o Dahyabhai Madhuben D/o Dahyabhai Shantaben D/o.Dahyabhai Becharbhai S/o Dahyabhai Mutated in Revenue Record Vide Entry No.1086 on 25/07/1974 & reveals that said owner Dahyabhai Rayjibhai Patel has availed the Loan of Rs.2775/- from Undera Sahkari Mandali Ltd

THAT IT IS TRASPIRE THAT Mutation Entry No.1224 Dt.24/01/1979 being recorded in the land Revenue Records reflects reveals that in respect of the land in question names are deleted i.e Lakhiben Wd/o Dahyabhai Raijibhai, Taraben D/o Dahyabhai Madhuben D/o Dahyabhai, Shantaben D/o Dhayabhai as they have waived voluntary their all rights and interest meaning thereby now only Becharbhai S/o Dahyabhai remained the sole and Ablosute owner and possession of the land in question

THAT IT IS TRASPIRE THAT VIDE Mutation Entry No.1500 Dt.17/07/1986 being recorded in the land Revenue Record reflects and reveals that said land owner Dahyabhai Rayjibhai Patel has availed the loan of RS.3,000/-from Indian Overseas Bank Undera Branch ,Vadodara

THAT IT IS TRASPIRE THAT VIDE Mutation Entry No.2109 Dt.25/07/2003 being recorded in the land Revenue Records reflects and reveals that the loan of Rs.3,000/- of the Indian Overseas Bank, Undera Branch ,Vadodara

THAT IT IS TRASPIRE THAT VIDE Mutation Entry No.2223 Dt.25/02/2006 being recorded in the land Revenue Records Reflects and Revels that said Becharbhai Dahyabhai Patel has availed the loan of Rs.80,000/- from Bank of Baroda, Koyali Branch, Vadodraa and accordingly the lien is recorded

THAT IT IS TRASPIRE THAT VIDE Mutation Entry No.2223 Dt.25/02/2006 being recorded in the land Revenue Records Reflects and Revels that said Becharbhai Dahyabhai Patel has availed the loan of Rs.80,000/- from Bank of Baroda, Koyali Branch, Vadodara Accordingly, the lien is recorded



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SHRI K SHAH
B.Com. (Hons) LL.B.
ADVOCATE (GUJ) HIGH COURT. OPP: CHHANI JAKAT NAKA,
PHONE (R): 277 11 90. B/H INDU CHACHA HOUSE,
MOBILE: 98250 36882. T.P.13, Vadodara - 2.

=====

THAT IT IS TRASPIRE THAT LAND OWNER Becharbhai Dahyabhai Patel HAS SOLD AND TRANSFERRED THE LAND BEARING REVNUUE SURVEY NO. 369 OF MOJE VILLAGE UNDERA TO AND IN FAVOUR OF MR.DHARMESHKUMAR SHANTILALA PATEL BY EXECUTING REGISTEREING THE SALE DEED FOR NA LAND FOR RESINDATIAL PURPUSE REVNUUE SURVEY NO.369, ADMESURING 01 HECTOR -02 AARE -18 ARE PRATI AARE =10218 SQ.MTRS ITS AAKAR/ASSEMENT RS.15=25PAISA OF MOJE VILLAGE UNDERA SITUATED AT VILLAGE UNDERA TALUKA AND DIST.VADODRA FOR RS.4,50,000/- REGISTARATION SERIAL NO.768 DT.29/1/2007 REGISTERED IN THE OFFICE OF SUB REGISTER VADODARA BY MR.JETHABHAINBHAI GOKALBHAI PATEL IN FAVOR OF MR.DHRMESHKUMAR SHANTILALA PATEL & OTHERS & MUTATED IN REVENUE RECORDED VIDE ENTRY NO.2385 ON 11/12/2007 & ENTRY CERTIFIED ON 20/02/2008

THAT IT IS TRASPIRE THAT VIDE Mutation Entry No.2392 Dt.4/01/2008 reflects and revels that said Becharbhai Dahyabhai Patel has Fully paid the loan to and in favour of said Bank of Baroda, Koyali Branch, Vadodraa and hence ,the lien released /deleted

That search was made in the Sub Register office for 30 years and there is no adverse entry prejudicial or contrary to the right and interest of SHRI DHARMESHBHAI SHANTILAL PATEL is trace, So, I certify that on the part of Investigation of TCC I had been issued Public Notice in Local News Paper of Divya Bhaskar on 06/06/2018 but I have not received any objection from General Public at large till today So, SHRI DHARMESHBHAI SHANTILAL PATEL & OTHERS HAVING A VALID CLEAR, MARKETABLE & FREE FROM ENCUMBRANCE TITLE OVER THE SAID KHATA NO.58, R.S.NO.369 ADM.10218 SQ.MT, KHATA NO.484, R.S.NO.399/2 ADM.708 SQ.MT, KHATA NO.489, R.S.NO.400/2/A ADM.1922 SQ.MT, OF UNDERA PAIKEE DEVELOP PUSHPAK GREEN PAIKEE OWNERS

SUB PLOT NO.36 PLOT AREA 123.20 SQ.MT + 57 SQ.MT COMMON PLOT & UNDEVIDED LAND = 180.20 SQ.MT,

SUB PLOT NO.45 PLOT AREA 1379.98 SQ.MT + 638.52 SQ.MT COMMON PLOT & UNDEVIDED LAND = 2018.50 SQ.MT,

SUB PLOT NO.46 PLOT AREA 118.25 SQ.MT + 54.71 SQ.MT COMMON PLOT & UNDEVIDED LAND = 172.96 SQ.MT,

SUB PLOT NO.49 TO 53 PLOT AREA 947.53 SQ.MT + 438.42 SQ.MT COMMON PLOT & UNDEVIDED LAND = 1385.95 SQ.MT,



[Handwritten signature]

TUHRIN K SHAH

B.Com. (Hons) LL.B.

'MAA' 50, MARUTI DHAM,
OPP. AMAR DHAM SOCIETY,
ADVOCATE (GUJ) HIGH COURT. OPP: CHHANI JAKAT NAKA,
PHONE (R): 277 11 90. B/H INDU CHACHA HOUSE,
MOBILE: 98250 36882. T.P.13, Vadodara - 2.

=====

SUB PLOT NO.90 PLOT AREA 2432.92 SQ.MT + 937.42 SQ.MT COMMON
PLOT & UNDEVIDED LAND = 3370.34 SQ.MT, SITUATED AT UNDERA-
VADODARA PAIKEE DEVELOPED SCHEME "PUSHPAK HEIGHTS" MOJE: UNDERA
AT UNDERA/PROPERTY WHATSOEVER BASED AND RESPONDED ON THE
DOCUMENTS/PAPERS REFERRED HEREINABOVE AVAILABLE SEARCH AND
INFORMATION FURNISHED OF ABOVE SAID PROPERTY

**[09] WHETHER TITLE IS CLEAR & PROPERTY IS FREE FROM
ENCUMBRANCES:**

I have carried out the search with the Office of Sub Register
for the period for last 30 Years and found that there is no
adverse entry or charge of anybody in respect of the said
land/Property OF SHRI DHARMESHBHAI SHANTILAL PATEL & OTHERS
HAVING A VALID CLEAR, MARKETABLE & FREE FROM ENCUMBRANCE TITLE
OVER THE SAID KHATA NO.58, R.S.NO.369 ADM.10218 SQ.MT, KHATA
NO.484, R.S.NO.399/2 ADM.708 SQ.MT, KHATA NO.489,
R.S.NO.400/2/A ADM.1922 SQ.MT, OF UNDERA PAIKEE DEVELOP
PUSHPAK GREEN PAIKEE OWNERS

SUB PLOT NO.36 PLOT AREA 123.20 SQ.MT + 57 SQ.MT COMMON PLOT &
UNDEVIDED LAND = 180.20 SQ.MT,

SUB PLOT NO.45 PLOT AREA 1379.98 SQ.MT + 638.52 SQ.MT COMMON
PLOT & UNDEVIDED LAND = 2018.50 SQ.MT,

SUB PLOT NO.46 PLOT AREA 118.25 SQ.MT + 54.71 SQ.MT COMMON
PLOT & UNDEVIDED LAND = 172.96 SQ.MT,

SUB PLOT NO.49 TO 53 PLOT AREA 947.53 SQ.MT + 438.42 SQ.MT
COMMON PLOT & UNDEVIDED LAND = 1385.95 SQ.MT,

SUB PLOT NO.90 PLOT AREA 2432.92 SQ.MT + 937.42 SQ.MT COMMON
PLOT & UNDEVIDED LAND = 3370.34 SQ.MT, SITUATED AT UNDERA-
VADODARA PAIKEE DEVELOPED SCHEME "PUSHPAK HEIGHTS" MOJE: UNDERA
AT UNDERA/PROPERTY

**[10] WHETHER THE TITLE TO THE PROPERTY IS CLEAR, UNAMBIGUOUS
MARKETABLE & PROPERTY IS SALEABLE?**

YES

**[11] WHETHER THERE IS ANY BAR/RESTRICTION FOR CREATION OF
EQUITABLE MORTGAGE UNDER ANY ACT STATE LAW OR RULE/
NOTIFICATION?**



(Signature)

TUHHIN K SHAH

B.Com. (Hons) LL.B.

'MAA' 50, MARUTI DHAM,
OPP. AMAR DHAM SOCIETY,
ADVOCATE (GUJ) HIGH COURT. OPP: CHHANI JAKAT NAKA,
PHONE (R): 277 11 90. B/H INDU CHACHA HOUSE,
MOBILE: 98250 36882. T.P.13, Vadodara - 2.

=====

[12] WHETHER ANY PERMISSION/CONSENT/NO OBJECTION IS REQUIRED & IF SO, IT IS OBTAINED?

NO

[13] ADDITIONAL DOCUMENTS REQUIRED/FORMALITIES TO BE COMPLETED BY THE PROPOSED MORTGAGOR

NO

[14] LIST OUT OF THE TITLE DEEDS TO BE DEPOSITED TO CREATE MORTGAGE BY DEPOSIT OF TITLE DEEDS IN FAVOUR OF THE BANK BY ABOVE SAID MORTGAGOR SHRI PANKAJKUMAR POONAMBHAI PATEL

1. ORIGINAL SALE DEED VIDE NO.3248 ON 18/04/07
2. ORIGINAL SALE DEED VIDE NO.768 ON 29/01/07
3. ORIGINAL SALE DEED VIDE NO.10891 ON 26/12/07
4. COPY OF NA DATED 05/06/2010 & 30/06/10
5. COPY OF VUDA ZONE CERTIFICATE DATED 16/02/2010
6. COPY OF NA DATED 05/06/10 & 30/06/10
7. COPY OF ABSTRACT OF 7/12, 6 & 8A OF UNDERA
8. NOC OF GAIL DATED 23/02/12
9. PAPER PUBLICATION NOTICE IN DIVYA BHASKAR DT.06/06/18

[15] WHETHER ALL ORIGINAL DEEDS ARE AVAILABLE AND SCRUTINIZED DEEDS ARE DULY EXECUTED/STAMPED AND REGISTERED. THERE IS NO DOUBTS/SUSPICION AS TO THEIR GENUINENESS OR EXISTENCE

YES, AS PER PARA-14 DOCUMENTS NO.1-2 & 3 ARE IN ORIGINAL AVAILABLE & OTHER COPY AVAILABLE

[16] FINAL CERTIFICATE/OPINION

Having regard to What has been stated therein above and after causing a search to be made with the Office of Sub Register, Vadodara for the period for 30 Years I am of the Opinion that,



[Handwritten signature]

TUHIN K SHAH

B.Com. (Hons) LL.B.

ADVOCATE (GUJ) HIGH COURT. OPP: CHHANI JAKAT NAKA,
PHONE (R): 277 11 90. B/H INDU CHACHA HOUSE,
MOBILE: 98250 36882. T.P.13, Vadodara - 2.

=====

SHRI DHARMESHBHAI SHANTILAL PATEL & OTHERS ARE *Legal & Absolute owner of captioned LAND BEARING KHATA NO.58, R.S.NO.369 ADM.10218 SQ.MT, KHATA NO.484, R.S.NO.399/2 ADM.708 SQ.MT, KHATA NO.489, R.S.NO.400/2/A ADM.1922 SQ.MT, OF UNDERA PAIKEE DEVELOP PUSHPAK GREEN PAIKEE OWNERS PAIKEE*

SUB PLOT NO.36 PLOT AREA 123.20 SQ.MT + 57 SQ.MT COMMON PLOT & UNDEVIDED LAND = 180.20 SQ.MT,

SUB PLOT NO.45 PLOT AREA 1379.98 SQ.MT + 638.52 SQ.MT COMMON PLOT & UNDEVIDED LAND = 2018.50 SQ.MT,

SUB PLOT NO.46 PLOT AREA 118.25 SQ.MT + 54.71 SQ.MT COMMON PLOT & UNDEVIDED LAND = 172.96 SQ.MT,

SUB PLOT NO.49 TO 53 PLOT AREA 947.53 SQ.MT + 438.42 SQ.MT COMMON PLOT & UNDEVIDED LAND = 1385.95 SQ.MT,

SUB PLOT NO.90 PLOT AREA 2432.92 SQ.MT + 937.42 SQ.MT COMMON PLOT & UNDEVIDED LAND = 3370.34 SQ.MT, SITUATED AT UNDERA-VADODARA PAIKEE DEVELOPED SCHEME "PUSHPAK HEIGHTS" MOJE:UNDERA AT UNDERA/PROPERTY by way of Registered SALE DEED NO.3248 ON 18/04/07, VIDE SALE DEED NO.768 ON 29/01/07 & VIDE SALE DEED NO.10891 DATED 26/12/07 & MUTATED IN REVENUE RECORD VIDE ENTRY NO.2385, 2343 & 2388 RESPECTIVELY *During my possible search with the office of Sub Register I did not find any adverse entry having been registered against the said Property and since from the search no adverse Entry having been registered against the said property is found I opinion that the said property is saleable*

I further opinion that as and when said property owner SHRI DHARMESHBHAI SHANTILAL PATEL ARE *Legal & Absolute owner of captioned ABOVE SUB PLOT NO.36,45,46,49 TO 53 & 90 AT UNDERA - VADODARA TITLE OF PROEPRTY IS CLEAR, MARKETABLE & FREE FROM ENCUMBRANCE Only on observing the aforesaid formalities an Equitable Mortgage can be created against the said property by depositing the above documents*

DATE:12/06/18

TUHIN K. SHAH
12/6/18

TUHIN K. SHAH
(ADVOCATE)



અરજી પહોંચ

મેલકતનું વર્ણન રે સ નં-397,399/2, ખાતા નં-58, સબપ્લોટ નં-36,45,46,49,53,
પુષ્પક હાઇટસ
Search in : ઉડેર/UNDERA

પહોંચ નંબર: 2012019012160 અરજી નંબર: 10949 અરજી વર્ષ: 2012

તા: ૨૬ માર્ચ: જુન સને: ૨૦૧૮

રજુ કરનારનું નામ તુહીન કે શાહ

નીચે પ્રમાણે ફી પહોંચી

રૂ. પેસા

રજીસ્ટ્રેશન ફી..... 0
નકલ કરવા ની ફી સાઈડ / કોલીયો..... 0
શેરોની નકલ કરવા માટે ફી..... 0
ટપાલ ખર્ચ..... 0
નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭)..... ૨૩૦
શોધ અગર તપાસલી Year: ૧૯૯૫ ૨૦૧૮
દંડ કલમ-૨૫..... 0
કલમ-૩૪ (કલમ-૫૭)..... 0
નકલ ફી કોલીયો..... 0
ઈન્ડેક્સ-૨ ફી..... 0
આ સિવાયની બાબતોની ફી



કુલ એકદર રૂ.

૨૩૦

અંકે રૂપીયાબસો ત્રીસ પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને
નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

(R U Rathava)
સબ રજીસ્ટ્રાર
BRA - 4 - GRV

IGR-NIC

8031807337803401163

૨૬/૬/૨૦૧૮

૪:૦૮:૦૨ pm

1995

2018

સુપ્રિટેન્ડેન્ટ ઓફ રજીસ્ટ્રેશન અને હંસપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ ભાગ - ગુજરાત રાજ્ય)

મિલકત પરના બોજા અંગેનું પત્રક

Search in તુલીન કે શાહ

અરજી નંબર : ૧૦૬૫૭

ગામ નું નામ : UNDERA

મિલકતનું વર્ણન રે સ નં-397,399/2, ખાતા નં-58, સબપ્લોટ નં-36,45,46,49,53, પુષ્પક હાઇટસ

દસ્તાવેજની આ શોધ એસ.આર.ઓ - Gorva મા -23 વર્ષના હંડેસ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પત્રક પુરતોજ

પુરતોજ મર્યાદીત રહેશે આ શોધમા તા સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઈ અથવા ખરાપણા વિશે બાંયધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુક્સાની માટેના કોઇપણ ફકદાવા માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ ક્ષેત્રફળ આકાર અથવા જુડી નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	દસ્તાવેજ કરી લેનાર અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ	દસ્તાવેજ નંબર	શેરો
શ.	NO DATA AVAILABLE	NO DATA AVAILABLE	NO DATA AVAILABLE			



તારીખ :

સબ-રજીસ્ટ્રાર

એસ.આર.ઓ - Gorva

અરજી પહોંચ

મેલકતનું વર્ણન રે.સ નં 397 399/2 ખાતાનં 58 સબ પ્લોટ નં 36 45 46 53

Search in: પુષ્પક હાઉટસ
UNDERA./UNDERA..

પહોંચ નંબર: 2016018016051

અરજી નંબર:

12606

અરજી વર્ષ:

2016

તારી: 25

માસ: જુન

સને: 2016

રજ કરનારનું નામ તુહીન કે શાહ

નીચે પ્રમાણે ફી પહોંચી

૩. પેસા

રજીસ્ટ્રેશન ફી.....

0

નકલ કરવા ની ફી સાઈડ / કોલોનો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

0

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

૪૦

શોધ અગર તપાસણી.....

Year: 1666

1668

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૧૭).....

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નકલ ફી કોલોનો.....

ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી

કલ એકદરે રૂ.

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અંકે રૂપિયા ચાલીસ પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે

(R. K. Khanma)

સબ રજીસ્ટ્રાર

વડોદરા - 1

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૩:૪૫:૩૮ pm

TUHIN K SHAH

B.Com. (Hons) LL.B.

ADVOCATE (GUJ) HIGH COURT. OPP: CHHANI JAKAT NAKI,

MOBILE: 98250 36882. T.P.13, Vadodara - 2

E MAIL: tuhinkumarshah161@gmail.com

'MAA' 50, MARUTI DHAM,

NEAR FIRE STATION,

FILE NO.

DATE: 24/06/2019

TO WHOME SO EVER IT MAY CONCERN

Dear Sir,

SUB: TITLE OPINION REPORT CERTIFYING NON ENCUMBRANCE OF THE PROPERTY KHATA NO.58 R.S.NO.369, ADMEASURING 10218 SQ.MT, KHATA NO.484, R.S.NO.399/2, ADMEASURING 708 SQ.MT & KHATA NO.489, R.S.NO.400/2/A, ADMEASURING 1922 SQ.MT SITUATED AT UNDERA-VADODARA PAIKEE DEVELOPED PUSHPAK GREEN PAIKEE SUB PLOT NO.36, 45, 46, 49 TO 53 & 90 PAIKEE DEVELOP PUSHPAK HEIGHTS BELONGING TO SHRI ANKIT DHARMESHBHAI PATEL & OTHERS

I have been handed over the file of the captioned property of following account of SHRI ANKIT DHARMESHBHAI PATEL & OTHERS who has offered his property to secure the credit facilities to be given by the Bank and for the purpose aforesaid the following documents referred in my Title Report are handed over to me, which are scrutinized and verified by me and accordingly my Report on Title is as Under:

[1] NAME OF ACCOUNT & PROPOSED FACILITY:

SHRI ANKIT DHARMESHBHAI PATEL, SHRI SAPAN DHARMESHBHAI PATEL, SHRI DHARMESHBHAI SHANTILAL PATEL, AJNABEN DHARMESHBHAI PATEL, BHAVNABEN AJAYBHAI PATEL, AJAYBHAI SHANTILAL PATEL, SHRI JAGDISHBHAI NATVARBHAI PAEL, SHRI NALINKUMAR PUJABHAI PATEL, SHRI BHAILALBHAI ISHWARBHAI PATEL, SHRI ARVINDBHAI ISHWARBHAI PATEL & SHRI KANTIBHAI ISHWARBHAI PATEL RESIDING AT: GORWA, VADODARA

[2] DESCRIPTION & AREA OF THE PROPERTY PROPOSED TO BE MORTGAGED WITH BOUNDRIES:

DISTRICT-VADODARA, SUB-DISTRICT-VADODARA, MOJE UNDERA, KHATA NO.58, R.S.NO.369, ADMEASURING 10218 SQ.MT, KHATA NO.484, R.S.NO.399/2, ADMEASURING 708 SQ.MT & KHATA NO.489, R.S.NO.400/2/A, ADMEASURING 1922 SQ.MT SITUATED AT UNDERA-VADODARA PAIKEE DEVELOPED PUSHPAK GREEN PAIKEE

SUB PLOT NO.	PLOT AREA SQ.MT	UNDEVIDED LAND FOR ROAD & COMMON PLOT SQ.MT	TOTAL SQ.MT
SUB PLOT NO.36	0123.20 SQ.MT	+ 057.00 SQ.MT	= 0180.20



TUMIN K SHAH

B.Com. (Hons) LL.B.

'MAA' 50, MARUTI DHAM,

OPP. AMAR DHAM SOCIETY,

ADVOCATE (GUJ) HIGH COURT. OPP: CHHANI JAKAT NAKA.

MOBILE: 98250 36882. T.P.13, Vadodara - 2.

SUB PLOT NO.45 1379.98 SQ.MT + 638.52 SQ.MT = 2018.50

PLOT NO.46, 0118.25 SQ.MT + 054.71 SQ.MT = 0172.96

PLOT NO.49

TO 53 0947.53 SQ.MT + 438.42 SQ.MT = 1385.95

PLOT NO.90 2432.92 SQ.MT + 937.42 SQ.MT = 3370.34

TOTAL AREA 7127.95

PAIKI DEVELOP PUSHPAK HEIGHTS SITUATED AT UNDERA-VDODARA

Bounded are as under;

EAST; NALIA ROAD & LAND OF SERVE NO.368

WEST; LAND OF SERVE NO.395, 396 & 398

NORTH; 9 METER VUDA ROAD

SOUTH; LAND OF SERVE NO.403 & 368

[3] NAME OF THE MORTGAGOR & HIS STATUS IN THE ACCOUNT

SHRI ANKIT DHARMESHBHAI PATEL, SHRI SAPAN DHARMESHBHAI PATEL,
 SHRI DHARMESHBHAI SHANTILAL PATEL, AJNABEN DHARMESHBHAI PATEL,
 BHAVNABEN AJAYBHAI PATEL, AJAYBHAI SHANTILAL PATEL, SHRI
 JAGDISHBHAI NATVARBHAI PAEL, SHRI NALINKUMAR PUJABHAI PATEL,
 SHRI BHAILALBHAI ISHWARBHAI PATEL, SHRI ARVINDBHAI ISHWARBHAI
 PATEL & SHRI KANTIBHAI ISHWARBHAI PATEL RESIDING AT: GORWA,
 VADODARA

[4] WHETHER THE MORTGAGOR HAS SUFFICIENT TITLE & CAPACITY TO CONTRACT FOR CREATION OF MORTGAGE:

YES

[5] NATURE OF MORTGAGOR'S RIGHT OR TITLE IN THE PROPERTY

LAND SELF ACQUIRED VIDE SALE DEED NO.3248 ON 18/04/07 VIDE
 SALE DEED NO.768 ON 29/01/07, & VIDE SALE DEED NO.10891 DATED
 26/12/07 & MUTATED IN REVENUE RECORD VIDE ENTRY NO.2385, 2343
 & 2388 RESPECTIVELY

[6] WHETHER THE MORTGAGOR IS IN EXCLUSIVE POSSESSION OF THE PROPERTY PROPOSED TO BE MORTGAGED

THE MORTGAGOR SHRI ANKIT DHARMESHBHAI PATEL, SHRI SAPAN



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ADVOCATE (GUJ) HIGH COURT. OPP: CHHANI JAKAT NAKA,

MOBILE: 98250 36882. T.P.13, Vadodara - 2.

'MAA' 50, MARUTI DHAM,

OPP. AMAR DHAM SOCIETY,

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DHARMESHBHAI PATEL, SHRI DHARMESHBHAI SHANTILAL PATEL, AJNABEN DHARMESHBHAI PATEL, BHAVNABEN AJAYBHAI PATEL, AJAYBHAI SHANTILAL PATEL, SHRI JAGDISHBHAI NATVARBHAI PAEL, SHRI NALINKUMAR PUJABHAI PATEL, SHRI BHAILALBHAI ISHWARBHAI PATEL, SHRI ARVINDBHAI ISHWARBHAI PATEL & SHRI KANTIBHAI ISHWARBHAI PATEL RESIDING AT: GORWA, VADODARA HAVING A VALID CLEAR, MARKETABLE & FREE FROM ENCUMBRANCE TITLE & EXCLUSIVE POSSESSIN OF THE SAID PLOT NO.36, 45, 46, 49 TO 53, & 90 AT UNDERA-VADODARA

[7] DOCUMENTS STUDIED/SERUTINIZED

1. COPY OF TCC OF TUHIN K SHAH DATED 12/06/2018
2. COPY OF SALE DEED VIDE NO.3248 DT.18/04/07
3. COPY OF SALE DEED VIDE NO.768 DT.29/01/07
4. COPY OF SALE DEED VIDE NO.10891 DT.26/12/07
5. COPY OF NA ORDER DATED 05/06/2010 & 30/06/2010
6. COPY OF VUDA ZONE CEERTIFICATE DATED 16/02/2010
7. COPY OF ABSTRCT OF 7/12, 6 & 8A OF UNDERA
8. NOC OF GAIL DATED 23/02/2012
9. PAPER PUBLICATION NOTICE IN DIVYA BHASKAR DT.06/06/2018
10. RAJACHITHI ISSUED BY VUDA

[08] TRACING OF TITLE & CHAIN OF TITLE IN FAVOR OF THE PROPOSED MORTGAGOR SHRI KAMLESH MADHUKAR KOSTI

On perusal of the Documents Produced before me it is transpired that/ found that the captioned lands bearing MOJE UNDERA, KHATA NO.58, R.S.NO.369, ADMEASURING 10218 SQ.MT, KHATA NO.484, R.S.NO.399/2, ADMEASURING 708 SQ.MT & KHATA NO.489, R.S.NO.400/2/A, ADMEASURING 1922 SQ.MT SITUATED AT UNDERA-VADODARA PAIKEE DEVELOPED PUSHPAK GREEN PAIKEE SUB PLOT NO. 36, PLOT AREA 123.20 SQ.MT + 057.00 SQ.MT COMMON PLOT & UNDEVIDED LAND = 180.20 SQ.MT., SUB PLOT NO.45 PLOT AREA 1379.98 SQ.MT + 638.52 SQ.MT COMMON PLOT & UNDEVIDED LAND = 2018.50 SQ.MT, SUB PLOT NO.46, PLOT AREA 118.25 SQ.MT + 54.71 SQ.MT COMMON PLOT & UNDEVIDED LAND = 172.96 SQ.MT, PLOT NO.49 TO 53 PLOT AREA 947.53 SQ.MT + 438.42 SQ.MT COMMON PLOT & UNDEVIDED LAND = 1385.95 SQ.MT AND SUB PLOT NO.90, PLOT AEA 2432.92 SQ.MT + 937.42 SQ.MT COMMON PLOT & UNDEVIDED LAND



TUNIN K SHAH

B.Com. (Hons) LL.B.

'MAA' 50, MARUTI DHAM,

OPP. AMAR DHAM SOCIETY,

ADVOCATE (GUJ) HIGH COURT. OPP: CHHANI JAKAT NAKA,

MOBILE: 98250 36882. T.P.13, Vadodara - 2.

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= 3370.34 SQ.MT SITUATED AT UNDERA PAIKI DEVELOP "PUSHPAK HEIGHTS" BELONGS TO DHARMESHBHAI SHANTILAL PATEL & OTHERS
On perusal of the Documents Produced before me it is transpired that/ found that the captioned lands bearing KHATA NO.489 & R.S.NO.400/2/A AT UNDERA-VADODARA ADMEASURING 1922 SQ.MT

THAT LAND BERAING REVNUUE SUREVEY NO.400/2/A ADMEASURING 01 ACRE & GUTHAS OF MOJE VILLAGE UNDR A , TALUKA & DISTRICT VADODARA WAS OWNED AND POSSESSED BY GOKALBHAI BHAGWANBHAI WHO ACQUIRED THE SAID LAND ON BASIS OF FAMILY PARTITION CAUSED BY HIM AND AMONGST HIS BROTHERS & MUTATAION VIDE ENTRY NO.1/51 DT.10/02/1954 RECORDEDE IN THE LAND REVNUUE RECORDS

THAT MUTATAION ENTRY NO.657 DT.30/9/1957 BEING RECORDED & REFLECTS AND REVELS THAT SAID GOKALBHAI BHAGWANBHAI DIED ON 23/07/1957 AND HENCE ON BASISI OF SUCESSION THE NAMES OF HIS LEGAL HEIRS ARE MUTATAED IN RESPECT OF THE LAND IN QUESTION ON THE NAMES 1) JETHABHAI GOKALBHAI 2) RAMANBHAI GOKALBHAI & 3) JASHBHAI GOKALBHAI

THAT IT IS TRASPIRE THAT VIDE ENTRY NO.480 BEING RECORDED IN LAND REVNUUE RECORDED REFLECTS THE THAT SAID LAND R.S.NO. 400/2/A IS RECORDED AS TUKDO AND ACCORDINGLY THE ENTRY IS MADE /RECORDED IN THE COLUM OF OTHER RIGHTS

THAT IT IS TRASPIRE FROM REVENUE RECORD VIDE MUTATAION ENTRY NO.803 DT.15/9/1962 BEING RECORDED IN THE LAND REVNUUE RECORDS REFLECCTS AN DREVELS THAT THE COMPENTENT LAND REVNUUE AUTHORITIES HAS PREPARED FASAL PATRAK AND ACCORDINGLY, THE AAKAR IS ASSESED AS RS.2=50 PAISA , IN RESPECT OF THE LAND BEARING R.S.NO.400/2/A

THAT IT IS TRASPIRE FROM REVENUE RECORD VIDE MUTATAION ENTRY NO.1958 DT.03/08/1999 BEING RECORDEDE IN THE LAND REVNUUE RECORDED REFLECTS THAT THE FAMILY PARTITION IS AFFECTED /CAUSED BY AND AMOUNGSST AFORESAID JOIN LAND OWNERS I.E 1) JETHABHAI GOKALBHAI 2) RAMANBHAI GOKALBHAI 3) JASHBHAI GOKALBHAI ACCORDINGLY , THE LAND BEARING REVNUUE SURVEY NO. 400/2/A ADMEASURING 00 HECTOR -19 AARE -22 PRATI AARE=1922 SQ.METERS OF MOJE :UNDERA IS PARTIONED /CONVEYED /TRANSFERD TO AND IN FAVOUR OF RAMANBHAI GOKALBHAI PATEL

THAT IT IS TRASPIRE FROM REVENUE RECORD THAT SAID LAND OWNER RAMNBHAI GOKALBHAI PATEL HAS SOLD AND TRANSFERRED THE LAND BEARING REVNUUE SURVEY NO. 400/2/A OF MOJE VILLAGE UNDERA TO AND IN FAVOUR OF MR.DHARMESHKUMAR SHANTILALA PATEL BY EXECUTING REGISTEREING THE SALE DEED FOR LAND BEARING



TUHN K SHAH

B.Com. (Hons) LL.B.

'MAA' 50, MARUTI DHAM,

OPP. AMAR DHAM SOCIETY,

ADVOCATE (GUJ) HIGH COURT. OPP: CHHANI JAKAT NAKA,

MOBILE: 98250 36882. T.P.13, Vadodara - 2.

R.S.NO.400/2/A ADMEASURING 00 HECTOR -19 AARE -22 PRATI
AARE=1922 SQ.METERS OF MOJE :UNDERA FOR RS.1,80,000/- ON
26/12/07 WHICH IS MUTATED IN INDEX NO.II VIDE REGISTRATION

NO.10891 ON 26/12/2007 BEFORE REGISTERED IN THE OFFICE OF SUB
REGISTER VADODARA EXECUTED BY MR.RAMANBHAI GOKALBHAI PATEL IN
FAVOR OF MR.DHRMESHKUMAR SHANTILALA PATEL & SAME TO BE
MUTATED VIDE ENTRY NO.2388 ON 29/12/2007 & THE SAME IS
CERTIFIED ON 20/02/2008

THAT IT IS TRASPIRE FROM REVENUE RECORD VIDE ENTRY NO.2433 ON
05/06/2008 BEING RECORDEDE IN THE LAND REVNUUE RECORDED
REFLECTS THAT THE MAMLATDAR VADODRAA PASSED HIS ORDER NO.E-
DHARA/VASHI/1198/2008 ON 31/05/2008, IN RESPECT OF VARIOUS
LANDS OF MOJE VILLAGE UNDERA AND ACCORDINGLY THE MUTATAION
ENTRY NO.1 DELETED & ENTRY NO.1/52 TO BE RECORDED IN THE
VILLAGE FORMS

THAT IT IS TRASPIRE THAT VUDA ISSUED ZONE CERTIFICATE (R.S.NO.
400/2/A) THE ASSIATANT /JUNIOUR TOWN PLANER ,VADODRAA URBAN
DEVLOPMENT SCHEME VIDE NO.357 DT.16/02/2010 AND ACCORDINGLY
THE R.S.NO.400/2/A OF MOJE VILLAGE UNDERA IS INCLUDE AND
COVERED WITHIN THE RESIDENTIAL ZONE AND AIR POLLUTION AREA

THAT IT IS TRASPIRE THAT THE ASSISTANT JUNIOUR TOWN PLANNER
,VADODRA URBAN DEVLOPMENT AUTHORITY HAS ISSUED THE ZONE
CERTIFICATAE -REVISED DEVLOPMENT SCHEME ,VIDE NO.93 DT.
16/02/2010 AND ACCORDINGLY THE R.S.NO.400/2/A OF MOJE VILLAGE
UNDERA IS INCLUDED AND COVERED WITHIN THE AGRICULTARAL ZONE
AND AIR POLLUTION AREA

THAT IT IS TRASPIRE THAT DISTRICT COLLECTOR VADODARA HAS
ISSUED THE NON AGRICULTARAL PERMISSION VIDE HIS ORDER NO.
NA/SR/598/2009-2010 DT.05/06/2010 IN RESPECT OF THE BERAING
REVNUUE SURVEY NO.400/2/A ADMEASURING 1922 SQ.MTR OF MOJE
VILLAAGE UNDERA SAID PERMISSION IS ISSUED U/S.65 OF THE LAND
REVNUUE CODE AND U/R.81 2)OF THE LAND REVNUUE RULES

THAT THE LAND BEARING R.S.NO.397 ADMEASURING 01 ACRE & 27
GUNTHAS 6779 Sq.Mtrs of Moje Village Undera ,Taluka and
village Vadodara owned and possessed by Gokalbhai Bhagwanbhai
Who acquired the said land Vide Family Partition arise by him
and among his brothers effect to the Mutation entry No.1/51 on
10/02/1954 is recorded in the land Revenue record



TUHN K SHAH

B.Com. (Hons) LL.B.

'MAA' 50, MARUTI DHAM,

OPP. AMAR DHAM SOCIETY,

ADVOCATE (GUJ) HIGH COURT. OPP: CHHANI JAKAT NAKA,

MOBILE: 98250 36882. T.P.13, Vadodara - 2.

THAT IT IS TRASPIRE THAT MUTATAION ENTRY NO.657 DT.30/9/1957 BEING RECORDED & REFLECTS AND REVELS THAT SAID GOKALBHAI BHAGWANBHAI DIED ON 23/07/1957 & HENCE ON THE BASISI OF SUCESSION THE NAMES OF HIS LEGAL HEIRS ARE MUTATAED IN RESPECT OF THE LAND IN QUESTION & THE NAMES ARE 1) JETHABHAI GOKALBHAI 2) REMANBHAI GOKALBHAI & 3) JASHBHAI GOKALBHAI

THAT IT IS TRASPIRE THAT FRAGMENTION THE MUTATAION ENTRY NO.480 BEING RECORDED IN LAND REVNUUE RECORDED REFLECTS THAT SAID LAND R.S.NO.397 IS RECORDED AS TUKDO AND ACCORDINGLY THE ENTRY IS MADE /RECORDED IN THE COLUM OF OTHER RIGHTS

THAT IT IS TRASPIRE THAT MUTATAION ENTRY NO.804 DATED 23/09/1962 being recorded reflects that hissa durasti is recorded ,in respect of the land in question

THAT IT IS TRASPIRE THAT MUTATION ENTRY NO.1958 DT.03/08/1999 BEING RECORDEDE IN THE LAND REVNUUE RECORDED REFLECTS THAT THE FAMILY PARTITION IS AFFECTED /CAUSED BY AND AMOUNGSST AFORESAID JOINT LAND OWNERS I.E 1) JETHABHAI GOKALBHAI 2) RAMANBHAI GOKALBHAI & 3) JASHBHAI GOKALBHAI ACCORDINGLY ,THE LAND BEARING REVNUUE SURVEY NO.397 ADMEASURING 6779 SQ.METERS OF MOJE:UNDERA IS PARTIONED /CONVEYED/TRANSFERD TO AND IN FAVOUR OF JETHABHAI GOKALBHAI PATEL

THAT IT IS TRASPIRE THAT SAID LAND OWNER RAMNBHAI GOKALBHAI PATEL HAS SOLD AND TRANSFERRED THE LAND BEARING REVNUUE SURVEY NO.397 OF MOJE VILLAGE UNDERA TO AND IN FAVOUR OF MR.DHARMESHKUMAR SHANTILALA PATEL VIDE REGSTRATION FOR R.S NO.397 ADMESURING 6779 SQ.MTRS FOR KHATA NO.484 EXECUTED SALE DEED FOR RS.4,50,000/- ON 29/01/07 WHICH IS MUTATED IN INDEX NO.II VIDE SR.NO.768 ON 29/1/2007 EXECUTED BEFORE SUB REGISTER ,VADODARA BY JETHABHAINBHAI GOKALBHAI PATEL IN FAVOR OF 1)MR.DHRMESHKUMAR SHANTILALA PATEL, 2)NALINKUMAR PUJABHAI PATEL, 3)KANTIBHAI ISWARBHAI PATEL, 4)PRAVINABEN KASHIBHAI PATEL & 5)RAJESHBAHI NATVARBHAI PATEL & MUTATED IN REVENUE RECORD VIDE ENTRY NO.2343 ON 29/03/07 & ENTRY CERTIFIED ON 17/05/07

THAT IT IS TRASPIRE THAT VUDA ISSUED ZONE CERTIFICATE R.S.NO.397 ON 16/02/2010 AND ACCORDINGLY THE R.S.NO.397 OF MOJE VILLAGE UNDERA IS INCLUDE AND COVERED WITHIN THE RESIDENTIAL ZONE AND AIR POLLUTION AREA & REVISED DEVELOPMENT SCHEME VIDE NO.93 ON 16/02/2010 AND ACCORDINGLY THE R.S.NO.397 OF MOJE VILLAGE UNDERA IS INCLUDED AND COVERED WITHIN THE AGRICULTURAL ZONE AND AIR POLLUTION AREA



TUHIN K SHAH

B.Com. (Hons) LL.B.

ADVOCATE (GUJ) HIGH COURT. OPP: CHHANI JAKAT NAKA,
MOBILE: 98250 36882. T.P.13, Vadodara - 2.

'MAA' 50, MARUTI DHAM,
OPP. AMAR DHAM SOCIETY,

=====

THAT IT IS TRASPIRE THAT DISTRICT COLLECTER , VADODRA HAS
ISSUED THE NON AGRICULTURAL PERMISSION VIDE HIS ORDER NO.
NA/SR/599/2009-2010 ON 30/06/2010 IN RESPECT OF THE BERAING
REVNUE SURVEY NO.397 ADMEASURING 708 SQ.MT OF MOJE VILLAGE
UNDERA SAID PERMISSION IS ISSUED U/S. 65 OF THE LAND REVNUE
CODE AND U/R.81 2) OF THE LAND REVNUE RULES

THAT THE LAND BEARING R.S.NO.399/2 ADMEASURING 00 ACRE & 12
GUNTAS of Moje Village Undera , Taluka and village Vadodara
owned and possessed by Khusalbhai Iswarnbhai who acquired the
said land basis of family partition caused by him and among
his brothers & Mutated Vide Entry No.1/42 on 10/09/1954 is
recorded in the land Revenue Record

THAT IT IS TRASPIRE THAT MUTATION ENTRY NO.804 DATED
23/09/1962 being recorded reflects that in respect of the land
in question according in the durasti is made and land Bearing
R.S.NO.399/2 is recorded on the name of Jethabhai Goklabhai
patel instead of the name of said lalubhai Khusalbhai

THAT IT IS TRASPIRE THAT MUTATION ENTRY NO.1958 DT.03/08/1999
BEING RECORDED IN THE LAND REVNUE RECORDED REFLECTS THAT THE
FAMILY PARTITION IS AFFECTED /CAUSED BY AND AMOUNGSST
AFORESAID JOINT LAND OWNERS I.E 1) JETHABHAI GOKALBHAI
2) RAMANBHAI GOKALBHAI & 3) JASHBHAI GOKALBHAI ACCORDINGLY , THE
LAND BEARING REVNUE SURVEY NO.399/2 ADMEASURING 708 SQ.METERS
OF MOJE: UNDERA IS PARTIONED /CONVEYED/ TRANSFERD TO AND IN
FAVOUR OF JETHABHAI GOKALBHAI PATEL

THAT IT IS TRASPIRE THAT SAID LAND OWNER RAMNBHAI GOKALBHAI
PATEL HAS SOLD AND TRANSFERRED THE LAND BEARING REVNUE SURVEY
NO.399/2 OF MOJE VILLAGE UNDERA TO AND IN FAVOUR OF
MR.DHARMESHKUMAR SHANTILALA PATEL BY EXECUTING REGISTEREING
THE SALE DEED VIDE REGISTRATION FOR NA OF LAND FOR RESIDENTIAL
PURPOSE VIDE ENTRY NO.399/2 ADMESURING 708 SQ.MTRS FOR
RS.4,50,000/- REGISTARATION SERIAL NO.768 ON 29/1/2007
REGISTERED IN THE OFFICE OF SUB REGISTER VADODARA BY RAMANBHAI
GOKALBHAI PATEL IN FAVOR OF MR.DHRMESHKUMAR SHANTILALA PATEL
2) NALINKUMAR PUJABHAI PATEL, 3) KANTIBHAI ISWARBHAI PATEL,
4) PRAVINABEN KASHIBHAI PATEL & 5) RAJESHBHAI NATVARBHAI PATEL
MUTATED IN REVENUE RECORD VIDE ENTRY NO.2343 DT.29/03/2007 &
ENTRY CERTIFIED ON 17/05/07

THAT IT IS TRASPIRE THAT THE ASSIATANT /JUNIOUR TOWN PLANER
, VADODRAA URBAN DEVELOPMENT SCHEME VIDE NO.357 DT.16/02/2010
AND ACCORDINGLY THE R.S.NO.399/2 OF MOJE VILLAGE UNDERA IS
INCLUDE AND COVERED WITHIN THE RESIDENTIAL ZONE AND AIR
POLLUTION AREA & ISSUED ZONE CERTIFICATE & REVISION DEVELOPMENT
SCHEME VIDE NO.93 ON 16/02/2010



TUJIN K SHAH

'MAA' 50, MARUTI DHAM,
B.Com. (Hons) LL.B. OPP. AMAR DHAM SOCIETY,
ADVOCATE (GUJ) HIGH COURT. OPP: CHHANI JAKAT NAKA,
MOBILE: 98250 36882. T.P.13, Vadodara - 2.

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THAT IT IS TRASPIRE THAT N.A PERMISSION BY THE DISTRICT COLLECTER ,VADODRA VIDE HIS ORDER NO.NA/SR/599/2009-2010 DT.05/06/2010 IN RESPECT OF THE BERAING REVNUUE SURVEY NO. 399/2 ADMEASURING 708=7487 SQ.MTR OF MOJE VILLAAGE UNDERA SAID PERMISSION IS ISSUED U/S. 65 OF THE LAND REVNUUE CODE AND U/R.81 2) OF THE LAND REVNUUE RULES

THAT THE LAND BEARING R.S.NO.369 KHATA NO.58 ADMEASURING 10218 SQ.MT ADMEASURING 02 ACRE & 21 GUNTHAS of Moje Village Undera ,Taluka and village Vadodara owned and possessed by DAHYABHAI RAIJIBHAI PATEL Who acquired the said land on the basis of Family Partition caused by him and among his brothers & Mutated Vide Entry No.126 on 10/09/1954 is recorded in the land Revenue Record

THAT IT IS TRASPIRE THAT MUTATION ENTRY NO.1062 ON 15/10/72 REFLECTS & REVELS THAT SAID DAHYABHAI RAIJIBHAI EXPIRED ON 30/04/72 & on the basis of succession name of his Legal heirs are Lakhiben Wd/o Dahyabhai Raijibhai, Taraben D/o Dahyabhai, Madhuben D/o Dahyabhai, Shantaben D/o Dahyabhai, Becharbhai S/o Dahyabhai names Mutated in Revenue Record that Vide Entry NO.1086 on 25/07/74 & revels that said Land owners Dahyabhai Raijibhai Patel has availed a Loan of Rs.2775/- from Undera Sahakari Mandli Ltd

THAT IT IS TRASPIRE THAT MUTATION ENTRY NO.1224 DT.24/01/79 BEING RECORDED IN THE LAND REVNUUE RECORDS REFLECTS & REVELS THAT in respect of the land in Question name are deleted i.e Lakhiben Wd/o Dahyabhai Raijibhai, Taraben D/o Dahyabhai, Madhuben D/o Dahyabhai, Shantaben D/o Dahyabhai waived their rights & interest & Becharbhai S/o Dahyabhai remained the sold & absolute owner & possession of the land in question

THAT IT IS TRASPIRE THAT MUTATION ENTRY NO.1500 DT.17/07/86 BEING RECORDED IN THE LAND REVNUUE RECORDS REFLECTS & REVELS THAT said Land owner Dahyabhai Rayjibhai Patel has availed the Laon of Rs.3000/- from Indian Overseas Bank Undera Branch-Vadodara

THAT IT IS TRASPIRE THAT MUTATION ENTRY NO.2109 DT.25/07/03 being recorded in the Land revenue records reflects & revels that the Loan of Rs.3000/- from Indian Overseas Bank Undera Branch-Vadodara

THAT IT IS TRASPIRE THAT MUTATION ENTRY NO.2223 DT.25/02/06 BEING RECORDED IN THE LAND REVNUUE RECORDS REFLECTS & REVELS THAT said Land owner Becharbhai Dahyabhai Patel has availed Loan of Rs.80,000/- from Bank of Bardoa Koyali Branch-Vadodara



TUHIN K SHAH

B.Com. (Hons) LL.B.

'MAA' 50, MARUTI DHAM,

OPP. AMAR DHAM SOCIETY,

ADVOCATE (GUJ) HIGH COURT. OPP: CHHANI JAKAT NAKA,

MOBILE: 98250 36882. T.P.13, Vadodara - 2.

=====

THAT IT IS TRASPIRE THAT SAID LAND OWNER BECHARBHAI DAHYABHAI PATEL HAS SOLD AND TRANSFERRED THE LAND BEARING REVNUCE SURVEY NO.369 OF MOJE VILLAGE UNDERA TO AND IN FAVOUR OF MR.DHARMESHKUMAR SHANTILALA PATEL BY EXECUTING REGISTEREING THE SALE DEED VIDE REGISTRATION FOR NA OF LAND FOR RESIDENTIAL PURPOSE VIDE ENTRY NO.369 ADMESURING 10218 SQ.MTRS FOR RS.4,50,000/- REGISTARATION SERIAL NO.768 ON 29/1/2007 REGISTERED IN THE OFFICE OF SUB REGISTER VADODARA BY BECHARBHAI DAHYABHAI PATEL IN FAVOR OF MR.DHRMESHKUMAR SHANTILALA PATEL 2)NALINKUMAR PUJABHAI PATEL, 3)KANTIBHAI ISWARBHAI PATEL, 4)PRAVINABEN KASHIBHAI PATEL & 5)RAJESHBHAI NATVARBHAI PATEL MUTATED IN REVENUE RECORD VIDE ENTRY NO.2385 DT.11/12/2007 & ENTRY CERTIFIED ON 20/02/08

THAT IT IS TRASPIRE THAT VIDE ENTRY NO.2392 DATED 04/01/08 REFLECTS & REVELS THAT SAID LAND OWNER BECHARBHAI DAHYABHAI PATEL has Fully paid the Loan to & in favor of said Bank of Baroda Koyali branch Vadodara & hence the lien is released /deleted

That search was made in the Sub Register office for 30 years and there is no adverse entry prejudicial or contrary to the right and interest of SHRI DHARMESHBHAI SHANTILAL PATEL is trace, So, I certify that on the part of Investigation of TCC I had been issued Public Notice in Local News Paper of Divya Bhaskar on 06/06/2018 but I have not received any objection from General Public at large till today So, SHRI ANKIT DHARMESHBHAI PATEL, SAPAN DHARMESHBHAI PATEL, DHARMESHBHAI SHANTILAL PATEL, AJNABEN DHARMESHBHAI PATEL, BHAVNABEN AJAYBHAI PATEL, AJAYBHAI SHANTILAL PATEL, JAGDISHBHAI NATVARBHAI PATEL, NALINKUMAR PUJABHAI PATEL, BHAILALBHAI ISHWARBHAI PATEL, ARVINDBHAI ISHWARBHAI PATEL & KANTIBHAI ISHWARBHAI PATEL HAVING A VALID CLEAR, MARKETABLE & FREE FROM ENCUMBRANCE TITLE OVER THE SAID KHATA NO.58, R.S.NO.369 ADM.10218 SQ.MT, KHATA NO.484, R.S.NO.399/2 ADM.708 SQ.MT, KHATA NO.489, R.S.NO.400/2/A ADM.1922 SQ.MT, AT UNDERA PAIKI DEVELOP PUSHPAK GREEN PAIKI OWNERS SUB PLOT NO.36, PLOT AREA 123.20 SQ.MT + 057.00 SQ.MT COMMON PLOT & UNDEVIDED LAND = 180.20 SQ.MT., SUB PLOT NO.45 PLOT AREA 1379.98 SQ.MT + 638.52 SQ.MT COMMON PLOT & UNDEVIDED LAND = 2018.50 SQ.MT, SUB PLOT NO.46, PLOT AREA 118.25 SQ.MT + 54.71 SQ.MT COMMON PLOT & UNDEVIDED LAND = 172.96 SQ.MT, PLOT NO.49 TO 53 PLOT AREA 947.53 SQ.MT + 438.42 SQ.MT COMMON PLOT & UNDEVIDED LAND = 1385.95 SQ.MT AND SUB PLOT NO.90, PLOT AREA 2432.92 SQ.MT + 937.42 SQ.MT COMMON PLOT & UNDEVIDED LAND = 3370.34 SQ.MT SITUATED AT UNDERA PAIKI DEVELOP "PUSHPAK HEIGHTS" MOJE: UNDERA /PROPERTY WHATSOEVER BASED AND RESPONDED ON THE DOCUMENTS/PAPAERS REFERRED HEREINABOVE AVAILABLE SEARCH AND INFORMATION FURNISHED OF ABVOE SAID PROPERTY



TUHIN K SHAH 'MAA' 50, MARUTI DHAM,
 B.Com. (Hons) LL.B. OPP. AMAR DHAM SOCIETY,
 ADVOCATE (GUJ) HIGH COURT. OPP: CHHANI JAKAT NAKA,
 MOBILE: 98250 36882. T.P.13, Vadodara - 2.

[09] WHETHER TITLE IS CLEAR & PROPERTY IS FREE FROM ENCUMBRANCES:

I have carried out the search with the Office of Sub Register for the period for last 30 Years and found that there is no adverse entry or charge of anybody in respect of the said land/Property OF SHRI DHARMESHBHAI SHANTILAL PATEL & OTHERS HAVING A VALID CLEAR, MARKETABLE & FREE FROM ENCUMBRANCE TITLE OVER THE SAID KHATA NO.58, R.S.NO.369 ADM.10218 SQ.MT, KHATA NO.484, R.S.NO.399/2 ADM.708 SQ.MT, KHATA NO.489, R.S.NO.400/2/A ADM.1922 SQ.MT, AT UNDERA PAIKI DEVELOP PUSHPAK GREEN PAIKI OWNERS SUB PLOT NO.36, PLOT AREA 123.20 SQ.MT + 057.00 SQ.MT COMMON PLOT & UNDEVIDED LAND = 180.20 SQ.MT., SUB PLOT NO.45 PLOT AREA 1379.98 SQ.MT + 638.52 SQ.MT COMMON PLOT & UNDEVIDED LAND = 2018.50 SQ.MT, SUB PLOT NO.46, PLOT AREA 118.25 SQ.MT + 54.71 SQ.MT COMMON PLOT & UNDEVIDED LAND = 172.96 SQ.MT, PLOT NO.49 TO 53 PLOT AREA 947.53 SQ.MT + 438.42 SQ.MT COMMON PLOT & UNDEVIDED LAND = 1385.95 SQ.MT AND SUB PLOT NO.90, PLOT AREA 2432.92 SQ.MT + 937.42 SQ.MT COMMON PLOT & UNDEVIDED LAND = 3370.34 SQ.MT SITUATED AT UNDERA PAIKI DEVELOP "PUSHPAK HEIGHTS" MOJE: UNDERA /PROPERTY

[10] WHETHER THE TITLE TO THE PROPERTY IS CLEAR, UNAMBIGUOUS MARKETABLE & PROPERTY IS SALEABLE?

YES

[11] WHETHER THERE IS ANY BAR/RESTRICTION FOR CREATION OF EQUITABLE MORTGAGE UNDER ANY ACT STATE LAW OR RULE/NOTIFICATION?

NO

[12] WHETHER ANY PERMISSION/CONSENT/NO OBJECTION IS REQUIRED & IF SO, IT IS OBTAINED?

NO

[13] ADDITIONAL DOCUMENTS REQUIRED/FORMALITIES TO BE COMPLETED BY THE PROPOSED MORTGAGOR

NO

[14] LIST OUT OF THE TITLE DEEDS TO BE DEPOSITED TO CREATE MORTGAGE BY DEPOSIT OF TITLE DEEDS IN FAVOUR OF THE BANK BY ABOVE SAID MORTGAGOR SHRI PANKAJKUMAR POONAMBHAI PATEL

1. TCC OF ADVOCATE SHRI TUHIN K SHAH DATED 12/06/2018



TURIN K SHAH

'MAA' 50, MARUTI DHAM,
B.Com. (Hons) LL.B. OPP. AMAR DHAM SOCIETY,
ADVOCATE (GUJ) HIGH COURT. OPP: CHHANI JAKAT NAKA,
MOBILE: 98250 36882. T.P.13, Vadodara - 2.

-
2. ORIGINAL SALE DEED VIDE NO.3248 DT.18/04/07
 3. ORIGINAL SALE DEED VIDE NO.768 DT.29/01/07
 4. ORIGINAL SALE DEED VIDE NO.10891 DT.26/12/07
 5. COPY OF NA ORDER DATED 05/06/2010 & 30/06/2010
 6. COPY OF VUDA ZONE CERTIFICATE DATED 16/02/2010
 7. COPY OF ABSTRACT OF 7/12, 6 & 8A OF UNDERA
 8. NOC OF GAIL DATED 23/02/2012
 9. PAPER PUBLICATION NOTICE IN DIVYA BHASKAR DT.06/06/2018
 10. RAJACHITHI ISSUED BY VUDA

[15] WHETHER ALL ORIGINAL DEEDS ARE AVAILABLE AND SCRUTINIZED DEEDS ARE DULY EXECUTED/STAMPED AND REGISTERED. THERE IS NO DOUBTS/SUSPICION AS TO THEIR GENUINENESS OR EXISTENCE

YES, AS PER PARA-14 DOCUMENTS NO.1 TO 3 ARE IN ORIGINAL AVAILABLE & OTHER COPY AVAILABLE

[16] FINAL CERTIFICATE/OPINION

Having regard to What has been stated therein above and after causing a search to be made with the Office of Sub Register, Vadodara for the period for 30 Years I am of the Opinion that, SHRI DHARMESHBHAI SHANTILAL PATEL & OTHERS ARE Legal & Absolute owner of captioned KHATA NO.58, R.S.NO.369 ADM.10218 SQ.MT, KHATA NO.484, R.S.NO.399/2 ADM.708 SQ.MT, KHATA NO.489, R.S.NO.400/2/A ADM.1922 SQ.MT, AT UNDERA PAIKI DEVELOP PUSHPAK GREEN PAIKI OWNERS SUB PLOT NO.36, PLOT AREA 123.20 SQ.MT + 057.00 SQ.MT COMMON PLOT & UNDEVIDED LAND = 180.20 SQ.MT., SUB PLOT NO.45 PLOT AREA 1379.98 SQ.MT + 638.52 SQ.MT COMMON PLOT & UNDEVIDED LAND = 2018.50 SQ.MT, SUB PLOT NO.46, PLOT AREA 118.25 SQ.MT + 54.71 SQ.MT COMMON PLOT & UNDEVIDED LAND = 172.96 SQ.MT, PLOT NO.49 TO 53 PLOT AREA 947.53 SQ.MT + 438.42 SQ.MT COMMON PLOT & UNDEVIDED LAND = 1385.95 SQ.MT AND SUB PLOT NO.90, PLOT AREA 2432.92 SQ.MT + 937.42 SQ.MT COMMON PLOT & UNDEVIDED LAND = 3370.34 SQ.MT SITUATED AT UNDERA PAIKI DEVELOP "PUSHPAK HEIGHTS" MOJE: UNDERA /PROPERTY by way of Registered Sale Deed & During my possible search with the office of Sub Register I did not find any adverse entry having been registered against the said Property and since from the search no adverse Entry having been registered against the said property is found I opinion that the said property is saleable



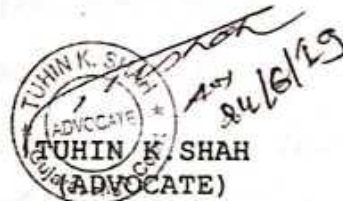
TUHIN K SHAH

B.Com. (Hons) LL.B.

'MAA' 50, MARUTI DHAM,
OPP. AMAR DHAM SOCIETY,
ADVOCATE (GUJ) HIGH COURT. OPP: CHHANI JAKAT NAKA,
MOBILE: 98250 36882. T.P.13, Vadodara - 2.

I further opinion that as and when said property owner SHRI DHARMESHBHAI SHANTILAL PATEL & OTHERS ARE Legal & Absolute owner of captioned LAND AT UNDERA -VADODARA TITLE OF PROEPRTY IS CLEAR, MARKETABLE & FREE FROM ENCMBRANCE EXCEPT AGREEMENT FOR SALE EXECUTED IN FAVOR OF OTHER INDIVIDUALS Only on observing the aforesaid formalities an Equitable Mortgage can be created against the said property by depositing the above documents

DATE: 24/06/19



TUHIN K SHAH

B.Com. (Hons) LL.B.

ADVOCATE (GUJ) HIGH COURT.

MOBILE: 98250 36882.

OFFICE: 303, KISHAN RESIDENCY,

BEFORE COW CIRCLE-AKOTA

EMAIL: tuhinkumar.shah161@gmail.com

'MAA' 50, MARUTI DHAM,
OPP. AMAR DHAM SOCIETY,

OPP: CHHANI JAKAT NAKA,

T.P.13, Vadodara - 2.

BESIDE MAMLATDAR OFFICE (WEST)

AKOTA-VADODARA

DATE: 24/06/2019

TO WHOME SO EVER IT MAY CONCERN

(ADVOCATE EXPIRECE CERTIFICATE)

I TUHIN K SHAH ADVOCATE SOLEMNLY, DECLARE THAT I HAVE EXPIRECE OF
MORE THAN TEN YEARS IN LAND RELATED MATTERS, IN WHICH LAND TITLE,
SEARCH REPORT, ISSUING OF "NO ENCUMBRANCE" CERTIFICATE ON THE LAND
INCLUDING RIGHT, TITLE INTEREST IN THE PROPERTY OR NAME OF ANY PARTY IN
OR OVER LAND, & I ALSO HAVE 29 YEARS EXPERIENCE IN THE LAND MATTERS
ACCORDING TO GUJARAT RERA RULES.

THE CONTENTS OF THE ABOVE ARE TURE AND CORRECT AND NOTHING MATERIAL
HAS BEEN CONCEALED BY ME THERE FROM;

PROPERTY REF: DISTRICT-VADODARA, SUB-DISTRICT-VADODARA, MOJE UNDERA, KHATA
NO.58, R.S.NO.369, ADMEASURING 10218 SQ.MT, KHATA NO.484, R.S.NO.399/2,
ADMEASURING 708 SQ.MT & KHATA NO.489, R.S.NO.400/2/A, ADMEASURING 1922
SQ.MT SITUATED AT UNDERA-VADODARA PAIKEE DEVELOPED PUSHPAK GREEN PAIKEE

SUB PLOT NO.	PLOT AREA	UNDEVIDED LAND FOR ROAD	TOTAL
	SQ.MT	& COMMON PLOT SQ.MT	SQ.MT
SUB PLOT NO.36	0123.20 SQ.MT + 057.00 SQ.MT		= 0180.20
SUB PLOT NO.45	1379.98 SQ.MT + 638.52 SQ.MT		= 2018.50
PLOT NO.46,	118.25 SQ.MT + 054.71 SQ.MT		= 0172.96
PLOT NO.49 TO 53	0947.53 SQ.MT + 438.42 SQ.MT		= 1385.95
PLOT NO.90	2432.92 SQ.MT + 937.42 SQ.MT		= 3370.34

TOTAL AREA = 7127.95

PAIKI DEVELOP PUSHPAK HEIGHTS SITUATED AT UNDERA-VADODARA

DATE: 24/06/2019

SIGN: TUHIN K SHAH
ADVOCATE NAME: TUHIN K SHAH
SANAD NO.G/754/1990

2018
2019

સુપ્રિટેન્ડેન્ટ ઓફ રહેમત અને ઈસ્ટેસ્ટ જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)

વિદેશ પરના બીજા અંગ્રેજી પત્રક

Search in ડ્રોઇન & શુધ

અરજી નંબર : 11831

ગ્રામ નું નામ : UNDERA

વિદેશનું વર્ણન કે સ.ન.-૩૬૭ બાદ નં-૫૮ પછી નં-૩૬ મુજબ ગ્રામ

દસ્તાવેજની બા શીય Sub-Registrar Office(SRO) Vadodara-4 Gorva મા -1 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તેજાર કરવામાં આવી છે. આ શીયનો ઉપયોગ વિદેશ પરના બીજા અંગ્રેજી પુરાતીજ માર્ગદર્શન આ શીયમાં નોંધાયેલા નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે. નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સત્કારજીવર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસ અથવા અસપેક્ષ વિશે બંધાયેલી આપના નવી અને એમની કોઈપણ માહિતી સંબંધમાં ગુજરાતી માટેના કોઈપણ કસ્ટોમર માટે તે જવાબદાર રહેશે નહીં.

દસ્તાવેજનો પકાર અને અવેજ (ભૂડા પટ્ટાના ઉપરનામાં અકાર પહે આપનાર અથવા પહે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને પાર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	અકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા વિગતો કોર્ટના કસ્ટમના અથવા આદેશના સંબંધમાં પતિવાલીનું નામ	દસ્તાવેજ કરી તેનાર પક્ષકારનું નામ અથવા વિગતો કોર્ટના કસ્ટમના અથવા આદેશના સંબંધમાં વાલીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	કોડો
NO DATA AVAILABLE								
શી-								

સહ-રજીસ્ટ્રાર
Sub-Registrar Office(SRO) Vadodara-4
Gorva



અરજી પહોંચ

મિલકત નું વર્ણન : રે સ નં:-369 ખાતા નં-58 પ્લોટ નં-36 પુષ્પક ગ્રીન

Search in : ઉડરા /UNDERA

પરોચ નંબર 201601001605
તારીખ 31

અરજી નંબર
માટે

11631

અરજી વર્ષ

2016

સને

3016

રજી કરનારનું નામ તુહીન કે શાહ
નીચે પ્રમાણે ફી પહોંચી

૩. પેશા

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીયો.....
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા ચાદીઓ (કલમ 54 થી 57).....
શોધ અગર તપાસણી.....Year: 2018 2019
દંડ કલમ-24.....
કલમ-34 (કલમ-47).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-2 ફી



120.00

કુલ ચેકદર રૂ.

120.00

અંકે રૂપીયા એક સો વીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

R. T. Kathava
સબ રજીસ્ટ્રાર
BRA-4 - GRV

TUHIN K SHAH

B.Com. (Hons) LL.B.

ADVOCATE (GUJ) HIGH COURT. OPP: CHHANI JAKAT NAKA,

MOBILE: 98250 36882.

OFFICE: 303, KISHAN RESIDENCY,

NEAR COW CIRCLE,

(R) 'MAA' 50, MARUTI DHAM,

NEAR FIRE STATION,

T.P.13, Vadodara - 24

BESIDE SUB REGISTER OFFICE-AKOTA,

AKOTA-VADODARA

E MAIL: tuhinkumar.shah161@gmail.com

FILE NO.

DATE: 26/08/2019

TO WHOME SO EVER IT MAY CONCERN

Dear Sir,

SUB: TITLE OPINION REPORT CERTIFYING NON ENCUMBERANCE OF THE PROPERTY KHATA NO.58, R.S.NO.369 ADM.10218 SQ.MT, KHATA NO.484, R.S.NO.399/2 ADM.708 SQ.MT, KHATA NO.489 R.S.NO.400/2/A ADM.1922 SQ.MT, OF UNDERA SITUATED AT UNDERA-VADODARA BELONGING TO SHRI ANKIT DHARMESHBHAI PATEL, SAPAN DHARMESHBHAI PATEL, DHARMESHBHAI SHANTILAL PATEL, AJNABEN DHARMESHBHAI PATEL, BHAVNABEN AJAYBHAI PATEL, AJAYBHAI SHANTILAL PATEL, JAGDISHBHAI NATVARBHAI PATEL, NALINKUMAR PUJABHAI PATEL, BHAILALBHAI ISHWARBHAI PATEL, ARVINDBHAI ISHWARBHAI PATEL & KANTIBHAI ISHWARBHAI PATEL

I have been handed over the file of the captioned property of following account of SHRI ANKIT DHARMESHBHAI PATEL, SAPAN DHARMESHBHAI PATEL, DHARMESHBHAI SHANTILAL PATEL, AJNABEN DHARMESHBHAI PATEL, BHAVNABEN AJAYBHAI PATEL, AJAYBHAI SHANTILAL PATEL, JAGDISHBHAI NATVARBHAI PATEL, NALINKUMAR PUJABHAI PATEL, BHAILALBHAI ISHWARBHAI PATEL, ARVINDBHAI ISHWARBHAI PATEL & KANTIBHAI ISHWARBHAI PATEL who has offered his property to secure the credit facilities to be given by the Bank and for the purpose aforesaid the following documents referred in my Title Report are handed over to me, which are scrutinized and verified by me and accordingly my Report on Title is as Under:

[1] NAME OF ACCOUNT & PROPOSED FACILITY:

SHRI ANKIT DHARMESHBHAI PATEL, SAPAN DHARMESHBHAI PATEL, DHARMESHBHAI SHANTILAL PATEL, AJNABEN DHARMESHBHAI PATEL, BHAVNABEN AJAYBHAI PATEL, AJAYBHAI SHANTILAL PATEL, JAGDISHBHAI NATVARBHAI PATEL, NALINKUMAR PUJABHAI PATEL, BHAILALBHAI ISHWARBHAI PATEL, ARVINDBHAI ISHWARBHAI PATEL & KANTIBHAI ISHWARBHAI PATEL RESIDING AT: GORWA, VADODARA

[2] DESCRIPTION & AREA OF THE PROPERTY PROPOSED TO BE MORTGAGED WITH BOUNDRIES:

DISTRICT-VADODARA, SUB-DISTRICT-VADODARA, MOJE UNDERA, KHATA NO.58, R.S.NO.369 ADM.10218 SQ.MT, KHATA NO.484, R.S.NO.399/2 ADM.708 SQ.MT, KHATA NO.489, R.S.NO.400/2/A ADM.1922 SQ.MT, OF UNDERA PAIKEE DEVELOP PUSHPAK GREEN PAIKEE

SUB PLOT NO.36 PLOT AREA 123.20 SQ.MT + 57 SQ.MT COMMON PLOT & UNDEVIDED LAND = 180.20 SQ.MT,

SUB PLOT NO.45 PLOT AREA 1379.98 SQ.MT + 638.52 SQ.MT COMMON PLOT & UNDEVIDED LAND = 2018.50 SQ.MT,

SUB PLOT NO.46 PLOT AREA 118.25 SQ.MT + 54.71 SQ.MT COMMON PLOT & UNDEVIDED LAND = 172.96 SQ.MT,



TUHIN K SHAH (R) 'MAA' 50, MARUTI DHAM,
 B.Com. (Hons) LL.B. NEAR FIRE STATION,
 ADVOCATE (GUJ) HIGH COURT. OPP: CHHANI JAKAT NAKA,
 MOBILE: 98250 36882. T.P.13, Vadodara - 24
 OFFICE: 303, KISHAN RESIDENCY, BESIDE SUB REGISTER OFFICE-AKOTA,
 NEAR COW CIRCLE, AKOTA-VADODARA
 E MAIL: tuhinkumar.shah161@gmail.com

SUB PLOT NO.49 TO 53 PLOT AREA 947.53 SQ.MT + 438.42 SQ.MT COMMON PLOT & UNDEVIDED LAND = 1385.95 SQ.MT,

SUB PLOT NO.90 PLOT AREA 2432.92 SQ.MT + 937.42 SQ.MT COMMON PLOT & UNDEVIDED LAND = 3370.34 SQ.MT, PAIKEE DEVELOP PUSHPAK HEIGHTS SITUATED AT UNDERA-VADODARA Bounded are as under;

EAST; NALIA ROAD & R.S.NO.368
 WEST; LAND OF R.S.NO.395, 396, 398
 NORTH; 9 METER VUDA ROAD
 SOUTH; LAND OF R.S.NO.403 & 368

[3] NAME OF THE MORTGAGOR & HIS STATUS IN THE ACCOUNT

SHRI ANKIT DHARMESHBHAI PATEL, SAPAN DHARMESHBHAI PATEL, DHARMESHBHAI SHANTILAL PATEL, AJNABEN DHARMESHBHAI PATEL, BHAVNABEN AJAYBHAI PATEL, AJAYBHAI SHANTILAL PATEL, JAGDISHBHAI NATVARBHAI PATEL, NALINKUMAR PUJABHAI PATEL, BHAILALBHAI ISHWARBHAI PATEL, ARVINDBHAI ISHWARBHAI PATEL & KANTIBHAI ISHWARBHAI PATEL RESIDING AT: GORWA, VADODARA

[4] WHETHER THE MORTGAGOR HAS SUFFICIENT TITLE & CAPACITY TO CONTRACT FOR CREATION OF MORTGAGE:

YES

[5] NATURE OF MORTGAGOR'S RIGHT OR TITLE IN THE PROPERTY

LAND PROPERTY SELFACQUIRED VIDE SALE DEED NO.3248 ON 18/04/07, VIDE SALE DEED NO.768 ON 29/01/07 & VIDE SALE DEED NO.10891 DATED 26/12/07 & MUTATED IN REVENUE RECORD VIDE ENTRY NO.2385, 2343 & 2388 RESPECTIVELY

[6] WHETHER THE MORTGAGOR IS IN EXCLUSIVE POSSESSION OF THE PROPERTY PROPOSED TO BE MORTGAGED

THE MORTGAGOR SHRI ANKIT DHARMESHBHAI PATEL, SAPAN DHARMESHBHAI PATEL, DHARMESHBHAI SHANTILAL PATEL, AJNABEN DHARMESHBHAI PATEL, BHAVNABEN AJAYBHAI PATEL, AJAYBHAI SHANTILAL PATEL, JAGDISHBHAI NATVARBHAI PATEL, NALINKUMAR PUJABHAI PATEL, BHAILALBHAI ISHWARBHAI PATEL, ARVINDBHAI ISHWARBHAI PATEL & KANTIBHAI ISHWARBHAI PATEL HAVING A VALID CLEAR, MARKETABLE & FREE FROM ENCUMBRANCE TITLE & EXCLUSIVE POSSESSION OF THE SAID PLOT NO.36, 45, 46, 49 TO 53, & 90 PAIKEE DEVELOP PUSHPAK HEIGHTS SITUATED AT UNDERA-VADODARA

[7] DOCUMENTS STUDIED/SERUTINIZED

1. COPY OF SALE DEED VIDE NO.3248 ON 18/04/07
2. COPY OF SALE DEED VIDE NO.768 ON 29/01/07
3. COPY OF SALE DEED VIDE NO.10891 ON 26/12/07
4. COPY OF NA DATED 05/06/2010 & 30/06/10



TUHN K SHAH

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NEAR COW CIRCLE,

AKOTA-VADODARA

E MAIL: tuhinkumar.shah161@gmail.com

5. COPY OF VUDA ZONE CERTIFICATE DATED 16/02/2010

6. COPY OF NA DATED 05/06/10 & 30/06/10

7. COPY OF ABSTRACT OF 7/12, 6 & 8A OF UNDERA

8. NOC OF GAIL DATED 23/02/12

9. PAPER PUBLICATION NOTICE IN DIVYA BHASKAR DT.06/06/18

[08] TRACING OF TITLE & CHAIN OF TITLE IN FAVOR OF THE PROPOSED MORTGAGOR SHRI KAMLESH MADHUKAR KOSTI

On perusal of the Documents Produced before me it is transpired that/ found that the captioned lands bearing MOJE UNDERA, KHATA NO.58, R.S.NO.369 ADM.10218 SQ.MT, KHATA NO.484, R.S.NO.399/2 ADM.708 SQ.MT, KHATA NO.489, R.S.NO.400/2/A ADM.1922 SQ.MT, OF UNDERA PAIKEE DEVELOP PUSHPAK GREEN PAIKEE OWNERS PLOT NO.

SUB PLOT NO.36 PLOT AREA 123.20 SQ.MT + 57 SQ.MT COMMON PLOT & UNDEVIDED LAND = 180.20 SQ.MT,

SUB PLOT NO.45 PLOT AREA 1379.98 SQ.MT + 638.52 SQ.MT COMMON PLOT & UNDEVIDED LAND = 2018.50 SQ.MT,

SUB PLOT NO.46 PLOT AREA 118.25 SQ.MT + 54.71 SQ.MT COMMON PLOT & UNDEVIDED LAND = 172.96 SQ.MT,

SUB PLOT NO.49 TO 53 PLOT AREA 947.53 SQ.MT + 438.42 SQ.MT COMMON PLOT & UNDEVIDED LAND = 1385.95 SQ.MT,

SUB PLOT NO.90 PLOT AREA 2432.92 SQ.MT + 937.42 SQ.MT COMMON PLOT & UNDEVIDED LAND = 3370.34 SQ.MT, SITUATED AT UNDERA-VADODARA PAIKEE DEVELOPED SCHEME "PUSHPAK HEIGHTS" MOJE: UNDERA BELONGS TO SHRI DHARMESHBHAI SHANTILAL PATEL & OTHERS

On perusal of the Documents Produced before me it is transpired that/ found that the captioned lands bearing KHATA NO.489 & R.S.NO.400/2/A AT UNDERA-VADODARA ADMEASURING 1922 SQ.MT

THAT THE LAND BERAING REVNUUE SUREVEY NO.400/2/A ADMEASURING 01 ACRE & GUTHAS OF MOJE VILLAGE UNDERA, TALUKA & DISTRICT VADODARA WAS OWNED AND POSSESSED BY GOKALBHAI BHAGWANBHAI WHO ACQUIRED THE SAID LAND ON BASIS OF FAMILY PARTITION CAUSED BY HIM AND AMONGST HIS BROTHERS EFFECT NO. THE MUTATAION ENTRY NO.1/51 DT.10/02/1954 RECORDEDE IN THE LAND REVNUUE RECORDS

THAT IT IS TRASPIRE THAT THE MUTATAION ENTRY NO.657 DT.30/9/1957 BEING RECORDEDE IN THE LAND BEARING RECORDED IN THE LAND REVNUUE RECORDEDE REFLECTS AND REVELS THAT SAID GOKALBHAI BHAGWANBHAI DIED ON 23/07/1957 & HENCE ON BASISI OF SUCESSION THE NAMES OF HIS LEGAL HEIRS ARE MUTATAED IN RESPECT OF THE LAND IN QUESTION THE NAMES ARE 1)JETHABHAI GOKALBHAI 2)RAMANBHAI GOKALBHAI 3)JASHBHAI GOKALBHAI



TUHIN K SHAH

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THAT LAND FRAGMENTION -THE MUTATAION VIDE ENTRY NO.480 BEING RECORDED IN LAND REVNUUE RECORDED REFLECTS THE THAT SAID LAND R.S.NO.400/2/A IS RECORDED AS TUKDO AND ACCORDINGLY, THE ENTRY IS MADE/RECORDED IN THE COLUM OF OTHER RIGHTS

THAT IT IS TRASPIRE FROM REVENUE RECORD VIDE MUTATAION ENTRY NO.803 DT.15/9/1962 BEING RECORDED IN THE LAND REVNUUE RECORDS REFLECCTS AN DREVELS THAT THE COMPENTENT LAND REVNUUE AUTHORITIES HAS PREPARED FESAL PATRAK AND ACCORDINGLY, THE AAKAR IS ASSESED AS RS.2=50 PAISA IN RESPECT OF THE LAND BEARING R.S.NO.400/2/A

THAT IT IS TRASPIRE FROM REVENUE RECORD VIDE MUTATAION ENTRY NO.1958 DT.03/08/1999 BEING RECORDEDE IN THE LAND REVNUUE RECORDED REFLECTS THAT THE FAMILY PARTITION IS AFFECTED /CAUSED BY AND AMOUNGSST AFORESAID JOINT LAND OWNERS I.E 1)JETHABHAI GOKALBHAI 2)RAMANBHAI GOKALBHAI 3)JASHBHAI GOKALBHAI ACCORDINGLY ,THE LAND BEARING REVNUUE SURVEY NO. 400/2/A ADMEASURING 00 HECTOR -19 AARE -22 PRATI AARE=1922 SQ.METERS OF MOJE: UNDERA IS PARTIONED /CONVEYED /TRANSFERD TO AND IN FAVOUR OF RAMANBHAI GOKALBHAI PATEL

THAT IT IS TRASPIRE THAT LAND OWNER RAMNBHAI GOKALBHAI PATEL HAS SOLD AND TRANSFERRED THE LAND BEARING REVNUUE SURVEY NO. 400/2/A OF MOJE VILLAGE UNDERA TO AND IN FAVOUR OF MR.DHARMESHKUMAR SHANTILALA PATEL BY EXECUTING REGISTEREING THE SALE DEED FOR LAND BEARING REVNUUE SURVEY NO.400/2/A ADMESURING 00 HECTOR -19 AARE -22 ARE PRATI AARE =1922 SQ.MTRS ITS AAKAR/ASSESMENT RS.2=50PAISA OF MOJE VILLAGE UNDERA SITUATED AT VILLAGE UNDERA TALUKA AND DIST.VADODRA FOR RS.1,80,000/- WHICH IS MUTATED IN INDEX NO.II VIDE SR.NO. 10891 DT.26/12/2007 REGISTERED IN THE OFFICE OF SUB REGISTER, VADODARA EXECUTED BY MR.RAMANBHAI GOKALBHAI PATEL IN FAVOR OF MR.DHRMESHKUMAR SHANTILAL PATEL & SAME TO BE MUTATED VIDE ENTRY NO.2388 ON 29/12/2007 IS RECORDEDE IN THE LAND REVNUUE RECORD AND THE SAME IS CERTIFIED ON 20/02/2008

THAT IT IS TRASPIRE FROM REVENUE RECORD VIDE MUTATAION ENTRY NO.2433 DT.05/06/2008 BEING RECORDEDE IN THE LAND REVNUUE RECORDED REFLECTS THAT THE MAMLATDAR VADODRAA PASSED HIS ORDER NO.E-DHARA/VASHI/1198/2008 DT.31/05/2008, IN RESPECT OF VARIOUS LANDS OF MOJE VILLAGE UNDERA AND ACCORDINGLY THE MUTATAION ENTRY NO.1 DELETED AND ENTRY NO.1/52 TO BE RECORDED IN THE VILLAGE FORMS

THAT IT IS TRASPIRE THAT VUDA ISSUED ZONE CERTIFICATE (R.S.NO.400/2/A) THE ASSIATANT /JUNIOUR TOWN PLANER ,VADODRAA URBAN DEVLOPMENT SCHEME VIDE NO.357 DT.16/02/2010 AND ACCORDINGLY THE R.S.NO.400/2/A OF MOJE VILLAGE UNDERA IS INCLUDE AND COVERED WITHIN THE RESIDENTIAL ZONE AND AIR POLLUTION AREA

FEB-2010-VUDA ZONE CERTIFICATE:THE ASSISTANT JUNIOUR TOWN PLANNER ,VADODRAA URBAN DEVLOPMENT AUTHORITY HAS ISSUED THE ZONE CERTIFICTAE - REVISED DEVLOPMENT SCHEME ,VIDE NO.93 DT. 16/02/2010 AND ACCORDINGLY THE R..SNO.400/2/A OF MOJE VILLAGE UNDERA IS INCLUDED AND COVERED WITHIN THE NON AGRICULTARAL ZONE AND AIR POLLUTION AREA



TUHIN K SHAH

(R) 'MAA' 50, MARUTI DHAM,

B.Com. (Hons) LL.B.

NEAR FIRE STATION,

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NEAR COW CIRCLE,

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THAT IT IS TRASPARE THAT THE DISTRICT COLLECTER, VADODRA HAS ISSUED THE NON AGRICULTARAL PERMISSION ,VIDE HIS ORDER NO. N.A/S.R/598 /2009-2010 DT.05/06/2010 IN RESPECT OF THE BERAING REVNUUE SURVEY NO.400/2/A ADMEASURING 1922 SQ.MTR OF MOJE VILLAAGE UNDERA SAID PERMISSION IS ISSUED U/S. 65 OF THE LAND REVNUUE CODE AND U/R.81 2)OF THE LAND REVNUUE RULES

FOR REVNUUE SURVEY NO.397

1954: original land holding:

Originally the land Bearing Revenue survey No.397 admeasuring 01 acre and 27 Guthas 6779 sq.mtrs of Moje Village Undera ,taluka and village Vadodara owned and possessed by Gokalbhai Bhagwanbhai, who acquired the said land basis of family partition caused by him and amoungs his brothers .effect to the mutation entry no.1/51 dt.10/02/1954 is recorded in the land revenue record

1957: Death, Sucession and mutation of the name : The MUTATAION ENTRY NO.657 DT.30/9/1957 BEING RECORDEDE IN THE LAND BEARING RECORDEDE IN THE LAND REVNUUE RECORDEDE REFLECTS AND REVELS THAT SAID GOKALBHAI BHAGWANBHAI DIED ON 23/07/1957 ND HENCE ON BASISI OF SUCESSION THE NAMES OF HIS LEGAL HEIRS ARE MUTATAED IN RESPECT OF THE LAND IN QUESTION THE NAMES ARE 1)JETHABHAI GOKALBHAI 2)REMANBHAI GOKALBHAI 3)JASHBHAI GOKALBHAI

MEANWHILE -TUKDO (FRAGMENTION) THE MUTATAION ENTRY NO.480 BEING RECORDED IN LAND REVNUUE RECORDED REFLECTS THE THAT SAID LAND R.S.NO.397 IS RECORDED AS TUKDO AND ACCORDINGLY ,THE ENTRY IS MADE /RECORDED IN THE COLUM OF OTHER RIGHTS

SEPT.1962-FESAL PATRAK (DISPOSAL REGISTER); THE MUTATAION ENTRY NO.803 DT.15/9/1962 BEING RECORDED IN THE LAND REVNUUE RECORDS REFLECCTS AN DREVELS THAT THE COMPENTENT LAND REVNUUE AUTHORITIES HAS PREPARED FESAL PATRAK AND ACCORDINGLY,THE AAKAR IS ASSESED AS RS.2=50 PAISA ,IN RESPECT OF THE LAND BEARING R.S.NO.397

Sept 1962-hissa Durasti: The Mutation Entry No.804 dt.23/09/1962 being recorded reflects that hissa durasti is recorded in respect of the land in question

1999-PARTITION :THE MUTATION ENTRY NO.1958 DT.03/08/1999 BEING RECORDEDE IN THE LAND REVNUUE RECORDED REFLECTS THAT THE FAMILY PARTITION IS AFFECTED /CAUSED BY AND AMOUNGSST AFORESAID JOIN LAND OWNERS I.E 1)JETHABHAI GOKALBHAI 2)RAMANBHAI GOKALBHAI 3)JASHBHAI GOKALBHAI ACCORDINGLY ,THE LAND BEARING REVNUUE SURVEY NO.397,ADMEASURING 00 HECTOR -67 AARE -79 PRATI AARE=6779 SQ.METERS OF MOJE:UNDERA IS PARTIONED /CONVEYED /TRANSFERD TO AND IN FAVOUR OF JETHABHAI GOKALBHAI PATEL

2007:LAND SOLD :SAID LAND OWNER RAMNBHAI GOKALBHAI PATEL HAS SOLD AND TRANSFERRED THE LAND BEARING REVNUUE SURVEY NO. 397 OF MOJE VILLAGE UNDERA TO AND IN FAVOUR OF MR.DHARMESHKUMAR SHANTILALA PATEL BY EXECUTING REGISTEREING THE SALE DEED, VIDE REGSTRATION HEREINBELOW



TUHIN K SHAH (R) 'MAA' 50, MARUTI DHAM,
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R.S NO. AND PLACE OF LAND: NON AGRICULTURAL (FOR RESIDENTIAL PURPOSE)
REVNU SURVEY NO.397 ADMEASURING 00 HECTOR -67 AARE -79 ARE PRATI AARE
=6779 SQ.MTRS ITS AAKAR/ASSESSMENT RS.8=75PAISA OF MOJE VILLAGE UNDERA
SITUATED AT VILLAGE UNDERA TALUKA AND DIST.VADODRA (Khata Account No.484)

SALE DEED REG NO. AND DATE: SALE DEED RS.4,50,000/- REGISTRATION
SERIAL NO.768 DT.29/1/2007 REGISTERED IN THE OFFICE OF SUB REGISTER
VADODARA SOLD BY :MR.JETHABHAINBHAI GOKALBHAI PATEL IN FAVOR OF
TO: 1)MR.Dharmeshkumar Shantilal Patel 2)Nalinkumar Pujabhai Patel
3)Kantibhai Iswarbhai Patel, 4) Pravinaben Kashibhai Patel
5)Rajeshbhai Natvarbhai Patel

MUTATION ENTRY: PERSUING THE AFORESAID SALE DEED DT.29/01/2007 THE
MUTATION ENTRY NO.2343 DT.29/03/2007 IS RECORDED IN THE LAND REVNU
RECORD AND THE SAME IS CERTIFIED BY MR.V.C.Patel MAMLATDAR VADODRA ON
17/05/2007

FEB.2010 -VUDA ZONE CERTIFICATE (R.S.NO.397) THE ASSISTANT /JUNIOR TOWN
PLANNER ,VADODRA URBAN DEVELOPMENT SCHEME VIDE NO.357 DT.16/02/2010 AND
ACCORDINGLY THE R.S.NO.397 OF MOJE VILLAGE UNDERA IS INCLUDE AND COVERED
WITHIN THE RESIDENTIAL ZONE AND AIR POLLUTION AREA

FEB-2010-VUDA ZONE CERTIFICATE: THE ASSISTANT JUNIOR TOWN PLANNER
VADODRA URBAN DEVELOPMENT AUTHORITY HAS ISSUED THE ZONE CERTIFICATE -
REVISED DEVELOPMENT SCHEME, VIDE NO.93 DT.16/02/2010 AND ACCORDINGLY THE
R..S.NO.397 OF MOJE VILLAGE UNDERA IS INCLUDED AND COVERED WITHIN THE
AGRICULTURAL ZONE AND AIR POLLUTION AREA

JUNE 2010-N.A PERMISSION: THE DISTRICT COLLECTOR, VADODRA HAS ISSUED THE
NON AGRICULTURAL PERMISSION, VIDE HIS ORDER NO.N.A/S.R/599 /2009-2010
DT.30/06/2010 IN RESPECT OF THE BERAING REVNU SURVEY NO.397 ADMEASURING
708 SQ.MTR=7487 SQ.MTRS OF MOJE VILLAGE UNDERA SAID PERMISSION IS
ISSUED U/S.65 OF THE LAND REVNU CODE AND U/R.81 2) OF THE LAND REVNU
RULES

Revenue Survey No.399/2 1954: original land holding: Originally the land
Bearing Revenue survey No.399/2 admeasuring 00 acre and 12 guthas of
Moje Village Undera, Taluka and village Vadodara owned and possessed by
Khusalbhai Iswarbhai, who acquired the said land basis of family
partition caused by him and amongst his brothers effect to the mutation
Entry No.1/42 Dt.10/09/1954 is recorded in the land Revenue Record

1960:death,sucession and mutation of the name: The MUTATION ENTRY NO.
757 DT.27/10/1960 BEING RECORDED IN THE LAND BEARING RECORDED IN THE
LAND REVNU RECORDED REFLECTS AND REVEALS THAT SAID Khusalbhai
Ishwarbhai Expired on 08/08/1960 & HENCE ON BASIS OF SUCESSION THE
NAMES OF HIS LEGAL HEIRS ARE MUTATED IN RESPECT OF THE LAND IN QUESTION
THE NAMES ARE 1)Lalubhai Khusalbhai Patel

MEANWHILE -TUKDO (FRAGMENTATION) THE MUTATION ENTRY NO.480 BEING RECORDED
IN LAND REVNU RECORDED REFLECTS THE THAT SAID LAND R.S.NO.397 IS
RECORDED AS TUKDO AND ACCORDINGLY, THE ENTRY IS MADE/RECORDED IN THE
COLUMN OF OTHER RIGHTS



TUHIN K SHAH (R) 'MAA' 50, MARUTI DHAM,
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SEPT.1962-FESAL PATRAK (DISPOSAL REGISTER); THE MUTATION ENTRY NO.803 DT.15/9/1962 BEING RECORDED IN THE LAND REVENUE RECORDS REFLECTS AND REVEALS THAT THE COMPETENT LAND REVENUE AUTHORITIES HAS PREPARED FESAL PATRAK AND ACCORDINGLY, THE AAKAR IS ASSESSED AS RS.00=91 PAISA, IN RESPECT OF THE LAND BEARING R.S.NO.399/2

Sept 1962-hissa durasti: The Mutation Entry No.804 dt.23/09/1962 being recorded reflects that hissa durasti is recorded in respect of the land in question according in the durasti is made and the land Bearing R.S.No.399/2 is recorded name of Jethabhai Gokalbhai Patel instead of the name of said Lalubhai Khushalbai

1999-PARTITION: THE MUTATION ENTRY NO.1958 DT.03/08/1999 BEING RECORDED IN THE LAND REVENUE RECORDS REFLECTS THAT THE FAMILY PARTITION IS AFFECTED /CAUSED BY AND AMONGST AFORESAID JOIN LAND OWNERS I.E 1) Jethabhai Gokalbhai 2) Ramanbhai Gokalbhai Patel ACCORDINGLY, THE LAND BEARING REVENUE SURVEY NO.399/2, ADMEASURING 00 HECTOR -07 AARE -08 PRATI AARE=708 SQ.METERS OF MOJE:UNDERA IS PARTITIONED/CONVEYED/TRANSFERRED TO AND IN FAVOUR OF Jethabhai Gokalbhai Patel

2007: LAND SOLD: SAID LAND OWNER RAMNBHAI GOKALBHAI PATEL HAS SOLD AND TRANSFERRED THE LAND BEARING REVENUE SURVEY NO.399/2 OF MOJE VILLAGE UNDERA, TO AND IN FAVOUR OF MR.DHARMESHKUMAR SHANTILALA PATEL BY EXECUTING REGISTERING THE SALE DEED, VIDE REGISTRATION HEREINBELOW

R.S NO. AND PLACE OF LAND: NON AGRICULTURAL (FOR RESIDENTIAL PURPOSE) REVENUE SURVEY NO.399/2, ADMEASURING 00 HECTOR -07 AARE -08 ARE PRATI AARE =708 SQ.MTRS ITS AAKAR/ASSESSMENT RS.00=91 PAISA OF MOJE VILLAGE UNDERA SITUATED AT VILLAGE UNDERA TALUKA AND DIST.VADODRAA

SALE DEED REG NO.AND DATE: SALE DEED RS.4,50,000/- REGISTRATION SR.NO. 768 DT.29/1/2007 REGISTERED IN THE OFFICE OF SUB REGISTER, VADODARA SOLD BY: MR.RAMANBHAI GOKALBHAI PATEL IN FAVOR OF 1) MR.Dharmeshkumar Shantilal Patel, 2)Nalinkumar Pujabhai Patel, 3)Kantibhai Iswarbhai Patel, 4)Pravinaben Kashibhai Patel & 5)Rajeshbahi Natvarbhai Patel

MUTATION ENTRY:PERSUING THE AFORESAID SALE DEED DT.29/01/2007 THE MUTATION ENTRY NO.2343 DT.29/03/2007 IS RECORDED IN THE LAND REVENUE RECORD AND THE SAME IS CERTIFIED BY MR.V.C.PATEL MAMLATDAR VADODRA ON 17/05/2007

FEB.2010 -VUDA ZONE CERTIFICATE (R.S.NO. 399/2) THE ASSISTANT /JUNIOR TOWN PLANNER, VADODRAA URBAN DEVELOPMENT SCHEME VIDE NO.357 DT.16/02/2010 AND ACCORDINGLY THE R.S.NO.399/2 OF MOJE VILLAGE UNDERA IS INCLUDED AND COVERED WITHIN THE RESIDENTIAL ZONE AND AIR POLLUTION AREA

FEB-2010-VUDA ZONE CERTIFICATE: THE ASSISTANT JUNIOR TOWN PLANNER VADODRAA URBAN DEVELOPMENT AUTHORITY HAS ISSUED THE ZONE CERTIFICATE - REVISED DEVELOPMENT SCHEME VIDE NO.93 DT.16/02/2010 AND ACCORDINGLY THE R..SNO.399/2 OF MOJE VILLAGE UNDERA IS INCLUDED AND COVERED WITHIN THE AGRICULTURAL ZONE AND AIR POLLUTION AREA



TUHIN K SHAH (R) 'MAA' 50, MARUTI DHAM,
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JUNE 2010-N.A PERMISSION: THE DISTRICT COLLECTOR, VADODRA HAS ISSUED THE
NON AGRICULTURAL PERMISSION VIDE HIS ORDER NO.N.A/S.R/599 /2009-2010
DT.05/06/2010 IN RESPECT OF THE BERAING REVNUUE SURVEY NO.399/2
ADMEASURING 708=7487 SQ.MTR OF MOJE VILLAGE UNDERA SAID PERMISSION IS
ISSUED U/S.65 OF THE LAND REVNUUE CODE AND U/R.81 2) OF THE LAND REVNUUE
RULES

THAT THE LAND BERAING REVNUUE SUREVEY NO.369 KHATA NO.58 AT UNDERA-
VADODARA ADMEASURING 10218 SQ.MT Originally the land Bearing Revenue
Survey No.369 Admeasuring 02 acre and 21 Gunthas of Moje Village Undera
Taluka and village Vadodara owned and possessed by Dahyabhai Rayjibhai
Patel who acquired the said land basis of family partition caused by him
and among his brothers effect to the Mutation Entry No.126 Dt.10/09/1954
is recorded in the land Revenue Record

THAT IT IS TRASPIRE THAT MUTATAION ENTRY NO.1062 DT.15/10/1972 REFLECTS
AND REVELS THAT SAID Dahyabhai Raijibhai Expired on 30/04/1972 & on the
basis of Succession Names of his Legal Heirs are Mutated in Revenue
Record ARE Lakhiben Wd/o Dahyabhai Rayjibhai, Taraben D/o Dahyabhai
Madhuben D/o Dahyabhai Shantaben D/o.Dahyabhai Becharbhai S/o Dahyabhai
Mutated in Revenue Record Vide Entry No.1086 on 25/07/1974 & revels that
said owner Dahyabhai Rayjibhai Patel has availed the Loan of Rs.2775/-
from Undera Sahkari Mandali Ltd

THAT IT IS TRASPIRE THAT Mutation Entry No.1224 Dt.24/01/1979 being
recorded in the land Revenue Records reflects and revels that in respect of
the land in question names are deleted i.e Lakhiben Wd/o Dahyabhai
Raijibhai, Taraben D/o Dahyabhai Madhuben D/o Dahyabhai, Shantaben D/o
Dhayabhai as they have waived voluntary their all rights and interest
meaning thereby now only Becharbhai S/o Dahyabhai remained the sole and
Ablosute owner and possession of the land in question

THAT IT IS TRASPIRE THAT VIDE Mutation Entry No.1500 Dt.17/07/1986 being
recorded in the land Revenue Record reflects and revels that said land
owner Dahyabhai Rayjibhai Patel has availed the loan of RS.3,000/-from
Indian Overseas Bank Undera Branch ,Vadodara

THAT IT IS TRASPIRE THAT VIDE Mutation Entry No.2109 Dt.25/07/2003 being
recorded in the land Revenue Records reflects and revels that the loan
of Rs.3,000/- of the Indian Overseas Bank, Undera Branch ,Vadodara

THAT IT IS TRASPIRE THAT VIDE Mutation Entry No.2223 Dt.25/02/2006 being
recorded in the land Revenue Records Reflects and Revels that said
Becharbhai Dahyabhai Patel has availed the loan of Rs.80,000/- from Bank
of Baroda, Koyali Branch, Vadodraa and accordingly the lien is recorded

THAT IT IS TRASPIRE THAT VIDE Mutation Entry No.2223 Dt.25/02/2006 being
recorded in the land Revenue Records Reflects and Revels that said
Becharbhai Dahyabhai Patel has availed the loan of Rs.80,000/- from Bank
of Baroda, Koyali Branch, Vadodara Accordingly, the lien is recorded



TUHHN K SHAH

B.Com. (Hons) LL.B.

ADVOCATE (GUJ) HIGH COURT.

MOBILE: 98250 36882.

OFFICE: 303, KISHAN RESIDENCY,
NEAR COW CIRCLE,

(R) 'MAA' 50, MARUTI DHAM,

NEAR FIRE STATION,

OPP: CHHANI JAKAT NAKA,

T.P.13, Vadodara - 24

BESIDE SUB REGISTER OFFICE-AKOTA,
AKOTA-VADODARA

E MAIL: tuhinkumar.shah161@gmail.com

=====

THAT IT IS TRASPIRE THAT LAND OWNER Becharbhai Dahyabhai Patel HAS SOLD AND TRANSFERRED THE LAND BEARING REVNUUE SURVEY NO.369 OF MOJE VILLAGE UNDERA TO AND IN FAVOUR OF MR.DHARMESH KUMAR SHANTILALA PATEL BY EXECUTING REGISTEREING THE SALE DEED FOR NA LAND FOR RESINDATIAL PURPOSE REVNUUE SURVEY NO.369, ADMESURING 01 HECTOR -02 AARE -18 ARE PRATI AARE =10218 SQ.MTRS ITS AAKAR/ASSESMENT RS.15=25 PAISA OF MOJE VILLAGE UNDERA SITUATED AT VILLAGE UNDERA TALUKA AND DIST.VADODRA FOR RS.4,50,000/- REGISTRARION SERIAL NO.768 DT.29/1/2007 REGISTERED IN THE OFFICE OF SUB REGISTER VADODARA BY MR. JETHABHAINBHAI GOKALBHAI PATEL IN FAVOR OF MR.DHRMESHKUMAR SHANTILALA PATEL & OTHERS & MUTATED IN REVENUE RECORDED VIDE ENTRY NO.2385 ON 11/12/2007 & ENTRY CERTIFIED ON 20/02/2008

THAT IT IS TRASPIRE THAT VIDE Mutation Entry No.2392 Dt.4/01/2008 reflects and revels that said Becharbhai Dahyabhai Patel has Fully paid the loan to and in favour of said Bank of Baroda, Koyali Branch, Vadodraa and hence the lien released /deleted

That said land owners get Order of NA for Land Bearing R.S.NO. 369 Vide NA/SR/565/09-10/LAND/D/SEC.-65/VASHI/5278/2010 ON 30/06/2010, NA for Land Bearing R.S.NO.397 & 399/2 Vide NA/SR/599/09-10/LAND/D/SEC.-65/VASHI/5277/2010 ON 30/06/2010, NA for Land Bearing R.S.NO.400/2/A Vide NA/SR/598/09-10/LAND/D /SEC.-65/VASHI/4787/2010 ON 05/06/2010 AND GET Rajachithi from VUDA VIDE UDA/PLAN-2/PERMISSION/224/2012 ON 19/07/12, VIDE UDA/PLAN-2/PERMISSION/132/2013 ON 01/06/13, VIDE UDA/PLAN-2/ PERMISSION/120/2017 ON 29/07/17 & VIDE UDA/PLAN-2/PERMISSION /53/2018 ON 01/08/18 & Developed PUSHPAK GREEN paiki plot No.90 & 45 paiki Eastern Side part Plot NO.49 to 53 Developed Pushpak Height & for that said land owners decide to develop a scheme for that they have executed Development Agreement on 18/09/18 in favor of WESTIN ENTERPRISE A PARTNERSHIP FIRM THROUGH IT'S PARTNER SHRI ANKIT DHARMESHKUMAR PATEL & JAGDISHBHAI NATUBHAI PATEL Before Sub Register Vadodara Which is Mutated in Index NO.II Vide No.9840

That said Westin Enterprise started Allotment of different Flat to different person/INDIVIDUALS of Pushpak Heights & EXECUTED AN AGREEMENT FOR SALE BY SHRI DHARMESHKUMAR SHANTILAL PATEL & OTHERS-7 THROUGH IT'S POA SHRI ANKIT D PATEL AS A VENDOR & WESTIN ENTERPRISE AS A CONFIRMING PARTY EXECUTED AN AGREEMENT FOR SALE IN FAVOR OF INDIVIDUALS FOR FLAT NO.H/302, H/303, F/402, G/304 & E/401

That search was made in the Sub Register office for 30 years and there is no adverse entry prejudicial or contrary to the right and interest of SHRI ANKIT DHARMESHBHAI PATEL, SAPAN DHARMESHBHAI PATEL, DHARMESHBHAI SHANTILAL PATEL, AJNABEN DHARMESHBHAI PATEL, BHAVNABEN AJAYBHAI PATEL, AJAYBHAI SHANTILAL PATEL, JAGDISHBHAI NATVARBHAI PATEL, NALINKUMAR PUJABHAI PATEL, BHAILALBHAI ISHWARBHAI PATEL, ARVINDBHAI ISHWARBHAI PATEL & KANTIBHAI ISHWARBHAI PATEL THROUGH IT'S POA SHRI ANKIT D PATEL AS A VENDOR & WESTIN ENTERPRISE AS A CONFIRMING PARTY is trace, So, I certify that on the part of Investigation of TCC I had been issued Public Notice in Local News Paper of Divya Bhaskar on 20/04/2018 but I have not received any objection from General Public at large till today



TUHIN K SHAH

B.Com. (Hons) LL.B.

ADVOCATE (GUJ) HIGH COURT. OPP: CHHANI JAKAT NAKA,

MOBILE: 98250 36882. T.P.13, Vadodara - 24

OFFICE: 303, KISHAN RESIDENCY,
NEAR COW CIRCLE,

(R) 'MAA' 50, MARUTI DHAM,
NEAR FIRE STATION,
BESIDE SUB REGISTER OFFICE-AKOTA,
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So, SHRI ANKIT DHARMESHBHAI PATEL, SAPAN DHARMESHBHAI PATEL, DHARMESHBHAI SHANTILAL PATEL, AJNABEN DHARMESHBHAI PATEL, BHAVNABEN AJAYBHAI PATEL, AJAYBHAI SHANTILAL PATEL, JAGDISHBHAI NATVARBHAI PATEL, NALINKUMAR PUJABHAI PATEL, BHAILALBHAI ISHWARBHAI PATEL, ARVINDBHAI ISHWARBHAI PATEL & KANTIBHAI ISHWARBHAI PATEL THROUGH IT'S POA SHRI ANKIT D PATEL AS A VENDOR & WESTIN ENTERPRISE AS A CONFIRMING PARTY HAVING A VALID CLEAR, MARKETABLE & FREE FROM ENCUMBRANCE TITLE OVER THE SAID BLOCK NO.445/2 & KHATA NO.494 AT UNDERA/PROPERTY PAIKI DEVELOP PUSHPAK HEIGHTS EXCEPT FLAT NO.H/302, H/303, F/402, G/304 & E/401 ALLOTTED FLATS TO INDIVIDUALS WHATSOEVER BASED AND RESPONDED ON THE DOCUMENTS/PAPERS REFERRED HEREINABOVE AVAILABLE SEARCH AND INFORMATION FURNISHED OF ABOVE SAID PROPERTY

[09] WHETHER TITLE IS CLEAR & PROPERTY IS FREE FROM ENCUMBRANCES:

I have carried out the search with the Office of Sub Register for the period for last 30 Years and found that there is no adverse entry or charge of anybody in respect of the said land/Property OF SHRI ANKIT DHARMESHBHAI PATEL, SAPAN DHARMESHBHAI PATEL, DHARMESHBHAI SHANTILAL PATEL, AJNABEN DHARMESHBHAI PATEL, BHAVNABEN AJAYBHAI PATEL, AJAYBHAI SHANTILAL PATEL, JAGDISHBHAI NATVARBHAI PATEL, NALINKUMAR PUJABHAI PATEL, BHAILALBHAI ISHWARBHAI PATEL, ARVINDBHAI ISHWARBHAI PATEL & KANTIBHAI ISHWARBHAI PATEL THROUGH IT'S POA SHRI ANKIT D PATEL AS A VENDOR & WESTIN ENTERPRISE AS A CONFIRMING PARTY and therefore at present the property HAVE A VALID CLEAR, MARKETABLE & FREE FROM ENCUMBRANCE TITLE OVER THE SAID BLOCK NO.445/2 & KHATA NO.494 AT UNDERA -VADODARA PAIKI DEVELOP PUSHPAK HEIGHTS EXCEPT FLAT NO.H/302, H/303, F/402, G/304 & E/401 ALLOTTED FLATS TO INDIVIDUALS

[10] WHETHER THE TITLE TO THE PROPERTY IS CLEAR, UNAMBIGUOUS MARKETABLE & PROPERTY IS SALEABLE?

YES

[11] WHETHER THERE IS ANY BAR/RESTRICTION FOR CREATION OF EQUITABLE MORTGAGE UNDER ANY ACT STATE LAW OR RULE/ NOTIFICATION?

NO

[12] WHETHER ANY PERMISSION/CONSENT/NO OBJECTION IS REQUIRED & IF SO, IT IS OBTAINED?

NO

[13] ADDITIONAL DOCUMENTS REQUIRED/FORMALITIES TO BE COMPLETED BY THE PROPOSED MORTGAGOR

NO

**[14] LIST OUT OF THE TITLE DEEDS TO BE DEPOSITED TO CREATE MORTGAGE BY DEPOSIT OF TITLE DEEDS IN FAVOUR OF THE BANK BY ABOVE SAID MORTGAGOR
SHRI PANKAJKUMAR POONAMBHAI PATEL**



TUHHN K SHAH
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(R) 'MAA' 50, MARUTI DHAM,
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NEAR COW CIRCLE, BESIDE SUB REGISTER OFFICE-AKOTA,
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1. COPY OF SALE DEED VIDE NO.3248 ON 18/04/07
2. COPY OF SALE DEED VIDE NO.768 ON 29/01/07
3. COPY OF SALE DEED VIDE NO.10891 ON 26/12/07
4. COPY OF NA DATED 05/06/2010 & 30/06/10
5. COPY OF VUDA ZONE CERTIFICATE DATED 16/02/2010
6. COPY OF NA DATED 05/06/10 & 30/06/10
7. COPY OF ABSTRACT OF 7/12, 6 & 8A OF UNDERA
8. NOC OF GAIL DATED 23/02/12
9. COPY OF PAPER PUBLICATION NOTICE IN DIVYA BHASKAR DT.06/06/18
10. COPY OF RAJACHITHI FROM VUDA DATED 19/07/12, 01/06/13, 29/07/17 & 01/08/18
11. COPY OF DEVELOPMENT AGREEMENT DATED 18/09/18 VIDE NO.9840 IN FAVOR OF WESTIN ENTERPRISE A PARTNERSHIP FIRM THROUGH IT'S PARTNER SHRI ANKIT DHARMESHKUMAR PATEL & JAGDISH NATUBHAI PATEL

[15] WHETHER ALL ORIGINAL DEEDS ARE AVAILABLE AND SCRUTINIZED DEEDS ARE DULY EXECUTED/STAMPED AND REGISTERED. THERE IS NO DOUBTS/SUSPICION AS TO THEIR GENUINENESS OR EXISTENCE

YES, AS PER PARA-14 DOCUMENTS NO.1-2 & 3 ARE IN ORIGINAL AVAILABLE & OTHER COPY AVAILABLE

[16] FINAL CERTIFICATE/OPINION

Having regard to What has been stated therein above and after causing a search to be made with the Office of Sub Register, Vadodara for the period for 30 Years I am of the Opinion that,

SHRI ANKIT DHARMESHBHAI PATEL, SAPAN DHARMESHBHAI PATEL, DHARMESHBHAI SHANTILAL PATEL, AJNABEN DHARMESHBHAI PATEL, BHAVNABEN AJAYBHAI PATEL, AJAYBHAI SHANTILAL PATEL, JAGDISHBHAI NATVARBHAI PATEL, NALINKUMAR PUJABHAI PATEL, BHAILALBHAI ISHWARBHAI PATEL, ARVINDBHAI ISHWARBHAI PATEL & KANTIBHAI ISHWARBHAI PATEL THROUGH IT'S POA SHRI ANKIT D PATEL AS A VENDOR & WESTIN ENTERPRISE AS A CONFIRMING PARTY ARE Legal & Absolute owner of captioned BLOCK NO.445/2 & KHATA NO.494 AT UNDERA - VADODARA by way of Registered different Sale Deed & DEVELOPMENT AGREEMENT DATED 18/09/18 VIDE NO.9840 IN FAVOR OF WESTIN ENTERPRISE A PARTNERSHIP FIRM During my possible search with the office of Sub Register I did not find any adverse entry having been registered against the said Property and since from the search no adverse Entry having been registered against the said property is found I opinion that the said property is saleable



TUHIN K SHAH

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I further opinion that as and when said property owner SHRI ANKIT DHARMESHBHAI PATEL, SAPAN DHARMESHBHAI PATEL, DHARMESHBHAI SHANTILAL PATEL, AJNABEN DHARMESHBHAI PATEL, BHAVNABEN AJAYBHAI PATEL, AJAYBHAI SHANTILAL PATEL, JAGDISHBHAI NATVARBHAI PATEL, NALINKUMAR PUJABHAI PATEL, BHAILALBHAI ISHWARBHAI PATEL, ARVINDBHAI ISHWARBHAI PATEL & KANTIBHAI ISHWARBHAI PATEL THROUGH IT'S POA SHRI ANKIT D PATEL AS A VENDOR & WESTIN ENTERPRISE AS A CONFIRMING PARTY ARE Legal & Absolute owner of captioned BLOCK NO.445/2 & KHATA NO.494 AT UNDERA -VADODARA EXCEPT FLAT NO.H/302, H/303, F/402, G/304 & E/401 ALLOTTED FLATS TO INDIVIDUALS TITLE OF PROEPRTY IS CLEAR, MARKETABLE & FREE FROM ENCMBRANCE Only on observing the aforesaid formalities an Equitable Mortgage can be created against the said property by depositing the above documents

DATE:26/08/19



TUHIN K. SHAH
(ADVOCATE)

અરજી પહોંચ

મિલકત નું વર્ણન : રે સ નં-369,399/1,500/2/A, ખાતા નં-58,484,489

Search in : ઉડેરા /UNDERA

પહોંચ નંબર ૨૦૧૮૦૧૭૦૨૪૬૬૩ અરજી નંબર ૧૫૩૬૭ અરજી વર્ષ ૨૦૧૮
તારીખ ૨૨ માહે ઓગસ્ટ સને ૨૦૧૮

રજુ કરનારનું નામ તુહીન કે શાહ

નીચે પ્રમાણે ફી પહોંચી

રૂ. પેસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા ચાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....Year: 2019 2019

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ટેક્સ-૨ ફી.....



૧૨૦.૦૦

કુલ એકંદરે રૂ.

૧૨૦.૦૦

અંકે રૂપિયા એક સો વીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

R U Rathava
સબ રજીસ્ટ્રાર
BRA - 4 - GRV

2019

2019

સુપ્રિટેન્ડેન્ટ ઓફ સ્ટેમ્પસ અને ઈન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)

મિલકત પરના બીજા અંગેનું પત્રક

ગામ નું નામ : UNDERA

અરજી નંબર : 15367

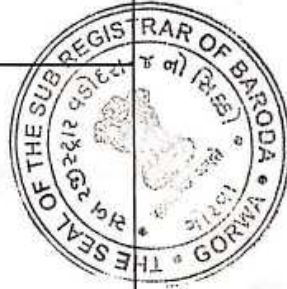
Search in તુલિન કે શાહ

મિલકતનું વર્ણન રે સ નં-369,399/1,500/2/A, ખાતા નં-58,484,489

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Vadodara-4 Gorva

મા 0 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બીજા અંગેનું પુરતોજ મર્યાદીત આ શોધમા તા સંબંધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે. નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ખરાપણા વિશે બાંધકારી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુકશાની માટેના કોઇપણ હકદાર માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (લાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ધર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
NO DATA AVAILABLE								
શે.								



સબ-રજીસ્ટ્રાર
Sub-Registrar Office(SRO) Vadodara-4
Gorva

પ્રિન્ટ તારીખ : 22/08/2019

1 of 1

TUHIN K SHAH (R) 'MAA' 50, MARUTI DHAM,
 B.Com. (Hons) LL.B. NEAR FIRE STATION,
 ADVOCATE (GUJ) HIGH COURT. OPP: CHHANI JAKAT NAKA,
 MOBILE: 98250 36882. T.P.13, Vadodara - 24
 OFFICE: 303, KISHAN RESIDENCY, BESIDE SUB REGISTER OFFICE-AKOTA,
 NEAR COW CIRCLE, AKOTA-VADODARA
 E MAIL: tuhinkumar.shah161@gmail.com

DATE: 26/08/2019

TO WHOME SO EVER IT MAY CONCERN

(ADVOCATE EXPIREANCE CERTIFICATE)

I TUHIN K SHAH ADVOCATE SOLEMNLY, DECLARE THAT I HAVE EXPIREANCE OF
 MORE THAN TEN YEARS IN LAND RELATED MATTERS, IN WHICH LAND TITLE,
 SEARCH REPORT, ISSUING OF "NO ENCUMBRANCE" CERTIFICATE ON THE LAND
 INCLUDING RIGHT, TITLE INTEREST OR NAME OF ANY PARTY IN OR OVER LAND,
 INCLUDING RIGHT EXPIREANCE MORE THEN TEN YEARS IN LAND RELATED MATTERS
 ACCORDING TO GUJARAT RERA RULES

THE CONTENTS OF THE ABOVE ARE TURE AND CORRECT AND NOTHING MATERIAL
 HAS BEEN CONCEALED BY ME THERE FROM;

DATE: 26/08/2019

ADVOCATE NAME: TUHIN K SHAH

 SIGN: TUHIN K SHAH